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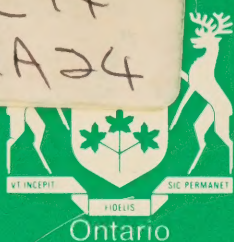
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# STANDING COMMITTEE ON THE ADMINISTRATION OF JUSTICE

DEPOSITIONS AND EXHIBITS

REPORT ON  
THE ONTARIO HOUSING CORPORATION  
AND LOCAL HOUSING AUTHORITIES







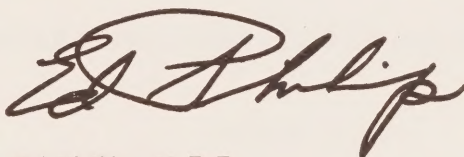
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The Honourable John E. Stokes, M.P.P.,  
Speaker of the Legislative Assembly.

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Sir,

Your Standing Committee on Administration of Justice has the honour to present its Report on the Ontario Housing Corporation and Local Housing Authorities, and commends it to the House.

A handwritten signature in dark ink, appearing to read "Ed Philip". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ed Philip, M.P.P.  
Chairman

Queen's Park  
February 1981







## STANDING COMMITTEE ON ADMINISTRATION OF JUSTICE

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\*Membership of the Committee during its hearings on the Ontario Housing Corporation and local housing authorities is listed on the following pages.





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Substitutions During Meeting on December 3, 1980

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## GLOSSARY OF TERMS

### Co-operative Housing

A housing co-operative is a group of people who have organized to build themselves housing. Both the Ministry of Housing and Canada Mortgage and Housing Corporation provide financial assistance to housing co-operatives. Members of housing co-ops do not own their individual housing units, but normally own a share of the entire project, which is owned co-operatively.

### Hostel

Temporary accommodation usually provided on an emergency basis for specified individuals or groups. In addition to basic accommodation, some hostels may also offer meals and other support services.

### Housing Allowance

A direct cash payment made regularly to families or individuals, to enable them to afford adequate housing of their own choice from existing units. The amount of the allowance is usually based upon income and housing costs and is used solely for meeting these costs in their present unit or in another unit if they move.

### Non-Profit Housing

Housing provided by municipalities or private groups for the accommodation of medium and low income families and individuals. Rents are structured to not include a profit margin. Both the Ministry of Housing and Canada Mortgage and Housing Corporation provide financial assistance for non-profit housing projects. Up to 25 percent of the units in a municipal non-profit development for families may be allocated on a rent-geared-to-income basis. In senior citizen projects, up to 50 percent of the units may be assigned to seniors on a rent geared-to-income basis.

## Ontario Housing Corporation (OHC) Housing

Low income rental housing owned and operated by the Ontario Housing Corporation. This portfolio consists of 83,200 rental units in 310 communities in Ontario.

## Point Rating System

A system used by OHC to establish priority of applicants from among families, senior citizens and the handicapped for OHC housing. Points are awarded based upon factors such as notice to vacate, inadequacy of present accommodation, length of residency in Ontario, percentage of income spent on rent or shelter cost, income, number of dependents, and health of applicants.

## Public Housing

Housing for low income individuals and families provided or administered directly by the Ontario Housing Corporation (Ministry of Housing). The federal government also shares the cost of this public housing in Ontario.

## Rent Geared-to-Income

The system used by OHC to determine low-income rents within its projects whereby rents are related to gross income. Geared-to-income rents constitute from 16.7 to 25 percent of a family's gross income. For seniors, the rent generally ranges from 20 to 25 percent of tenants' incomes.

## Rent Supplement Housing

Geared-to-income rental housing made available on the private market through an agreement between the Ministry of Housing and the landlord. Tenants pay rent based on income to the landlord. The Ministry of Housing makes up the difference between the rent paid by the tenant and the agreed market rent.



## LIST OF RECOMMENDATIONS

### DEMAND FOR AND SUPPLY OF RENT GEARED-TO-INCOME HOUSING

1. The Ministry of Housing revise its annual housing demand survey, in co-operation with Local Housing Authorities and municipalities, to directly address the issue of rental housing affordability.
2. The Ministry of Housing develop a co-ordinated master list measuring the total demand for low and moderate income assisted rental housing. Where severe shortages exist, an appropriate variety of housing programs shall be used to provide the necessary housing.
3. The Ministry of Housing conduct a study on the supply and funding of temporary shelters or hostels.
4. The Ontario Housing Corporation assume a greater role in the provision of emergency housing. Housing allowances, vacant suites within OHC buildings, and rent supplement should be used to provide emergency housing.
5. The Ministry of Housing support a variety of public or public-assisted housing programs, but give preference to non-profit, co-operative housing and OHC owned and operated public housing. The current rent supplement program should be phased out gradually and the units should be replaced by others provided under alternative programs.
6. The Ministry of Housing, in cooperation and consultation with the Ministry of Community and Social Services, local municipalities, social service agencies, and the disabled/handicapped, provide housing for the disabled/handicapped. These housing programs should be sufficiently flexible to reflect particular local needs and requirements. A variety of programs including non-profit, cooperatives, OHC housing and housing allowances should be available to serve these people.

7. The Ministry of Housing take the initiative and actively work with local municipalities to promote non-profit and co-operative housing. Special programs should be developed to assist smaller municipalities in the planning, construction and operation of these housing projects.
8. The Ministry of Housing insure that rent geared-to-income housing is provided in smaller centres and rural areas in Ontario where total demand is under twenty units. If construction of government housing is not practical, non-profit, co-operatives, shelter allowances, rent supplement, and government purchase and renovation of existing housing shall be considered as alternatives. The Corporation should analyze the feasibility of designing smaller-sized buildings, with five units and under, to meet assisted housing requirements within smaller urban and rural municipalities.
9. The Minister of Housing work with the Canada Mortgage and Housing Corporation to develop the necessary administrative procedures to permit provincial funding of rent geared-to-income housing units in private non-profit and co-operative housing projects.
10. The Ministry of Housing provide funding, where requested, for a greater percentage of rent geared-to-income units within co-operative and non-profit housing projects. The present ceilings of 25 percent of family units and 50 percent of seniors' units should be raised to levels appropriate for the local situation.
11. The Ontario Housing Corporation embark upon a program of construction of small-scale low and medium density public housing within Ontario municipalities which are facing severe shortages of affordable rental accommodation.
12. The Ministry of Housing embark upon an active program of purchasing and rehabilitating existing, well-located buildings to provide housing for low-income tenants.

13. The Ministry of Housing insure that rent geared-to-income non-profit, co-operative and public housing units, particularly purchased units, make up for those units which are being lost through the non-renewal of rent supplement agreements.
14. All Ministry of Housing land holdings be assessed prior to any sale to determine their suitability for rent geared-to-income housing.

#### RETENTION OF OHC'S HOUSING STOCK IN PUBLIC OWNERSHIP

15. The Minister of Housing clearly state that OHC's public housing stock will be retained in public ownership.
16. The Ministry of Housing, where required, expand the existing stock of public or rent geared-to-income housing.
17. The Ministry of Housing hold a public hearing to review any proposed sale of an OHC multi-unit building or a significant number of scattered units.
18. The Ministry of Housing insure that a comparable number of rent geared-to-income housing units are provided in the same community to minimize disruption to tenants who are required to move because of a sale. This accommodation should be equally accessible to jobs, shopping and local schools.
19. The Ministry of Housing assume responsibility for all moving expenses of tenants who are required to move because of the sale of a building.
20. The Ministry of Housing, if selling a project, attempt to sell first to non-profit or cooperative housing groups, municipal housing agencies, or, lastly, to landlords who will make available units for rental to low or medium income tenants.



## SALE OF OHC LANDS IN SOME MUNICIPALITIES

21. The Ministry of Housing thoroughly review all future sales of OHC land(s) to determine if such sites can be used for federal, provincial, municipal, cooperative or private low/medium income housing at present or in the near future.
22. The Ministry of Housing formally consult the affected municipality prior to the sale of any OHC lands and, where appropriate, the municipality should be given the opportunity to purchase or arrange for the use of these lands for low/medium income housing purposes.

## RENEGOTIATION OF FEDERAL-PROVINCIAL COST-SHARING AGREEMENTS

23. The Minister of Housing actively take up the renegotiation of the appropriate federal-provincial housing cost-sharing agreements with the Federal Government. Where agreement is not possible, the Minister should, where possible, consider proceeding independently of the Federal Government.
24. The Chairman of the Justice Committee send a copy of this report, after it is tabled in the Legislative Assembly, to the Federal Government (Canada Mortgage and Housing Corporation) for review and comment.

## ELIGIBILITY

25. Eligibility for public housing assistance be based on need, and would include those client groups now housed by the Corporation.
26. OHC terminate its policy of evicting tenants whose children no longer live at home or who are over the age of 18 years. Such tenants shall be transferred to smaller units more in keeping with their needs.

27. Housing allowances be the primary way of providing emergency housing.
28. Empty units in public housing be used as emergency shelter, after consultation with present tenants and until alternate accommodation can be found. Some of these units should also be allocated to hostels for their use.
29. In those cases in which the spouse who was the major wage-earner leaves, the other spouse be held responsible for only a portion (based on ability to pay) of the arrears of any previous tenancy and be allowed to enter into an agreement to repay by installments. OHC should continue to pursue the spouse who is no longer a tenant for collection of arrears.
30. OHC consider a temporary residence or a hostel as a residence for the purpose of applying for public housing assistance.

#### REVISION OF OHC'S POINT-RATING SYSTEM

31. The Ontario Housing Corporation revise its point-rating system to give greater weight to the problems of income deficiency and housing affordability.
32. The Ontario Housing Corporation revise its point-rating system to give some weight to the length of time that an applicant has been on the waiting list.
33. The Ontario Housing Corporation develop a distinct point-rating scale for the handicapped/disabled which reflects their particular housing needs and assigns a higher weight to the proportion of their income spent on rent.
34. The Ontario Housing Corporation, to take account of the expanded eligibility for OHC housing, develop revised and distinct point-rating systems for senior citizens, for the handicapped/disabled, and for a general category encompassing

everyone else. The last category should include all other needy individuals and families.

## INCOME AND RENT DETERMINATION

35. The Ontario Housing Corporation conduct a thorough internal analysis to advise the Minister on revisions to income verification procedures and forms. Tenant groups and associations, Local Housing Authorities, the Provincial Auditor, Canada Mortgage and Housing Corporation, and private property management firms should be consulted in this review.
36. The Ontario Housing Corporation authorize the establishment of maximum OHC rent ceilings which reflect rents for comparable accommodation in the private market. Each Local Housing Authority establish localized rent ceilings based upon fair market rent information obtained from the Residential Tenancy Commission.
37. The Ontario Housing Corporation base rent geared-to-income rents upon net family or individual income. Net family income shall be computed by deducting income tax and mandatory payroll deductions from gross income.
38. The Ontario Housing Corporation not consider employee bonuses and gifts with a value of up to \$100 as income for rent determination purposes.
39. The Ontario Housing Corporation increase income deductions for the handicapped and other disabled tenants to reflect their special, costly needs.
40. The Minister of Housing actively work with the federal government to secure the appropriate modification in federal/provincial rent geared-to-income scales. If the federal government is not prepared to act, Ontario should, where possible, consider proceeding independently.



41. The Local Housing Authorities insure that OHC's policy on secondary income and rent computation is clearly explained to all tenants.
42. The Ontario Housing Corporation review its policy on the earnings of secondary wage earners and rent computation. In particular, the \$75 income level should be examined.
43. The Ontario Housing Corporation establish a formal liaison group with the Ministry of Community and Social Services. This body should insure a consistent and fair application of social assistance benefits to OHC rent computations and should consider other issues of mutual concern.
44. The Ontario Housing Corporation review its policy on utility charges and adjust rent scales in order to insure equitable treatment between tenants who do/do not pay their own utilities.
45. The Ontario Housing Corporation, in the interim, immediately increase the utility cost allowance or "service adjustment" to those tenants who must pay their own utilities, in order to better reflect actual utility costs.
46. The Ontario Housing Corporation revise its formula for calculating utility charges to more accurately reflect differences in heating costs in various regions of Ontario. For example, heating costs are generally greater in northern and northwestern Ontario than in southern Ontario.

#### STIGMA ATTACHED TO PUBLIC HOUSING

47. The Ministry of Housing work towards achieving a uniform, high standard of appearance and maintenance amongst all its projects. Those projects with obvious deficiencies, in the opinion of local property management staff and tenants, should be upgraded on a priority basis.

48. The Ministry of Housing analyze building designs which are perceived as being successful by tenants and project management staff. These design features should then be incorporated into new construction and, where practical, into existing projects.
49. The Ministry of Housing employ recognized human relations training techniques in its staff training programs, particularly for those staff who deal directly with tenants. This training should be designed with input from tenants, and tenant and other community groups. Part of this training should involve application to local circumstances and environment. Personnel procedures should be introduced to identify and reward those employees who are particularly effective in dealing with tenants.
50. The Ministry of Housing consider an innovative multi-media public relations program to improve the image of public housing.

#### TRANSFER POLICY

51. OHC revise its policy to give tenants one transfer as of right.
52. OHC revise its policy to give tenants who are willing to pay the expenses connected with a transfer an unlimited number of transfers.
53. OHC continue to allow transfers on the grounds that are currently allowed, in addition to the following three new ones - viz., domestic violence, emotional health, and transfer to a co-operatively-owned housing unit.
54. OHC cover moving costs in those cases in which a tenant is required to transfer from a rent supplement unit because the private landlord is not renewing his agreement with OHC.
55. OHC revise its policy to allow tenants to arrange, with the consent of OHC, which should not be unreasonably withheld, a mutual exchange of units, as tenants of public housing in England are allowed to arrange.

56. Each Local Housing Authority establish an independent Tenant Appeal Board to deal with appeals from an original transfer or eviction decision. (See also recommendation #61.)
57. Since OHC tenants are now eligible for housing anywhere in Ontario, OHC undertake a study on the preferences of tenants regarding location in Ontario so as to facilitate the planning and building of housing.

#### EVICTIION POLICY

58. OHC in consultation with recognized tenants' organizations and groups, produce a tenants' handbook, which would, among other things, state the grounds for eviction as these are set out in The Landlord and Tenant Act, or any succeeding legislation. (See also recommendation #91.)
59. Repair and repayment agreements between OHC and tenants should be entered into wherever possible to avoid eviction of tenants on grounds of damage caused or money owed.
60. Tenants be given security of tenure by means of a one-year lease, with rent continuing to be based on income.
61. Each Local Housing Authority establish an independent Tenant Appeal Board, to which a tenant may appeal an original decision for eviction. (See also recommendation #56.)

#### VANDALISM / SECURITY, MAINTENANCE AND GARBAGE DISPOSAL

62. The Ontario Housing Corporation, where necessary, expand the frequency and coverage of security patrols. Maximum use should be made of foot rather than vehicular security patrols. Where necessary, 24-hour service should be provided.
63. Local Housing Authority staff meet regularly with tenants, security staff and police to examine local security problems and procedures.



64. The Local Housing Authority, wherever possible, house families with children in low-rise buildings which provide direct access to the ground floor without the need of an elevator. Furthermore, new units for families with children should be designed to provide this kind of access.
65. The Ontario Housing Corporation initiate a program to install vandal-proof fixtures and materials in buildings which are repeatedly vandalized. The Corporation examine procedures used by certain school boards to combat this problem.
66. The Local Housing Authorities, where practical, install live-in building superintendents in buildings which are experiencing severe problems with vandalism. In such buildings, a 24-hour emergency telephone number shall be established so that acts of vandalism can be reported. The local police shall also be involved in such a program.
67. The Ontario Housing Corporation add to the OHC Field Manual a section outlining security policies and the security tendering system so as to insure that such policies are known and accessible to the public.
68. The Minister of Housing table security costs in aggregate and individually for each OHC project within the estimates for the Ministry of Housing. This will permit evaluation of security costs by the members of the Legislature.
69. The Ontario Housing Corporation use a variety of strategies to combat vandalism and crime generally. Strategies may include building design modifications, surveillance, security, policing, tenant involvement, and social service approaches to the resolution of such problems.
70. The Ontario Housing Corporation, with the assistance of a recognized architectural/planning consultant, institute a program of recording the incidence, type, exact location within a project, and repair/maintenance costs associated with each incidence of

vandalism or other criminal act in OHC projects. These data should also, where possible, include who committed the act of vandalism and when it occurred. Local police, tenants and OHC staff should be consulted in the design of this recording procedure.

71. The Ontario Housing Corporation use this vandalism/crime survey to identify projects, buildings, and specific locations within buildings which merit particular attention or individuals who should be restricted from OHC projects.
72. Ontario Housing Corporation management be encouraged to lay charges under The Petty Trespass Act against those persons who are in breach of this Act.
73. OHC tenants not be held responsible for damage caused by vandalism where the vandal is charged and convicted of such an act or where the landlord or Tenant Appeal Board is satisfied that the tenant is not responsible for the damage.
74. The Ontario Housing Corporation investigate and correct those specific maintenance problems brought to the Committee's attention during its deliberations.
75. The Local Housing Authority discuss maintenance projects and improvements with tenants prior to the initiation of such work. Where appropriate, such projects should be modified to reflect valid tenant concerns and suggestions.
76. The Local Housing Authority give its project management staff greater discretion to permit tenants to improve their rental units through the planting of gardens and the making of minor internal improvements. When tenants move, OHC staff should consult with the tenants involved and attempt to preserve these improvements.
77. The Ontario Housing Corporation simplify recording, inspection and authorization procedures for minor maintenance work and

repairs. The Local Project Manager be given greater discretion to act upon and solve maintenance problems. Wherever possible, minor maintenance work shall be done by on-site staff.

78. Project staff instruct all tenants on emergency procedures in the event of plumbing, electrical and/or heating failure in order to minimize damage and discomfort until permanent repairs can be carried out. Tenants should be informed of the location of all shut-off valves and switches within their suites so that they can immediately shut off water, electricity or gas in the event of an emergency or breakdown.
79. The Local Housing Authorities work with tenants to resolve specific garbage disposal problems.
80. The Ontario Housing Corporation standardize its policy on the provision of plastic garbage bags to tenants.

#### PROVISION OF SOCIAL-RECREATIONAL FACILITIES

81. OHC, in cooperation with the local municipality, upgrade and expand, where possible, existing recreational facilities.
82. OHC, when undertaking the development of a new project, estimate the number of children the project will house and build adequate recreational facilities to accommodate this number.
83. OHC enter into negotiations with municipalities regarding the joint funding of social and recreational programs for public housing tenants and that these programs be incorporated into the larger community so as to further social integration.
84. Where practical, OHC employ tenants to organize and staff social and recreational programs.

## RIGHT TO PRIVACY AND TO DUE PROCESS

85. OHC instruct all Local Housing Authorities to provide written reasons for any decision involving eviction or refusal of accommodation or transfer.
86. Tenants be guaranteed a right to appear, with counsel, at Local Housing Authority Board hearings regarding transfer, eviction, or any other proceeding that affects them.
87. Tenants be guaranteed a right to appeal to the Board of the Local Housing Authority if an original decision is made against them. From the Board they may appeal to the Tenant Appeal Board constituted within the jurisdiction of the Local Housing Authority.
88. Tenants be guaranteed a right of access to personal files and a right to file a rebuttal to any information therein.
89. OHC instruct all Local Housing Authorities to limit the content of personal files to information related to the assessment of rent and grounds for eviction as these are set out in s. 103f. of The Landlord and Tenant Act or in any legislation succeeding it.

## RIGHT TO INFORMATION

90. Copies of the entire Field Manual be located in each Housing Authority office and be available for loan to any recognized tenants' group and to community groups, lawyers, and provincial and municipal politicians.
91. A shortened tenant handbook based on the Field Manual be prepared to incorporate references to those sections of the Field Manual of particular relevance to tenants. (See also recommendation #58.)
92. Local Housing Authority meetings be open to the public and that minutes of the meetings be published, except in those situations in



which it is necessary to protect confidentiality, as, for example, in cases of individual tenant-management disputes, land purchases, etc.

93. Minutes of OHC Board meetings be published, except in those situations in which it is necessary to protect confidentiality.
94. OHC conduct a public relations campaign to inform Ontario citizens of eligibility requirements, OHC policy, etc.
95. The Ministry of Housing insure that information brochures and applications for OHC housing are available in key social service agency offices, municipal offices, and the offices of non-profit housing corporations.

#### TENANT PARTICIPATION IN POLICY-MAKING

96. Each OHC project hold an annual meeting of tenants and project management, at which time budget priorities of the project are discussed.
97. The Ministry of Housing introduce as policy that one of the representatives of the province on each Local Housing Authority Board be an elected tenant representative.
98. When requested, the Local Housing Authority call an annual meeting of all tenants in the Authority for the purpose of electing an executive for the tenant association and representatives to the Authority Board, and for the purpose of discussing the business of the Authority.
99. At the provincial level, a committee consisting of the OHC Board of Directors, the Minister, and tenant representatives meet at least once per year to discuss issues of mutual concern.
100. Major changes in OHC policy at the provincial level and the Local Authority level be made only after consultation with tenant associations, where these exist.

101. The program for the funding of local tenant associations be revised so that the dollar amounts allowed in all three phases of the program - viz., start-up funding, organizational funding, and on-going funding -- be doubled, and that, as regards on-going funding, if federal participation is not forthcoming, the province proceed with this funding on its own.
102. The program for the funding of local tenant associations, which is due to expire in 1982, be extended indefinitely.
103. Tenant associations be required to do a yearly audit of their books and that access to these books be allowed to any tenant upon the giving of 24 hours' notice.
104. The Field Manual and the tenant handbook state that, under The Landlord and Tenant Act and The Residential Tenancies Act, tenants have the right to organize and that OHC will not penalize them in any way for participating in an association of tenants.

#### OHC LABOUR POLICY

105. The Ontario Housing Corporation reduce, where feasible, the incidence of contracting out and make greater use of on-site staff and resources.
106. The Ontario Housing Corporation/Local Housing Authority and CUPE representatives meet on a regular basis to establish which work can realistically be done by in-house staff. Such meeting(s) could be initiated by any party. Outside contracts shall only be let where in-house staff cannot carry out such work.
107. The Ontario Housing Corporation complete its study of the cost effectiveness of contracting out as compared to the use of on-site staff.
108. The Ontario Housing Corporation continue its stringent inspection/quality control procedures when work is contracted out to insure that workmanship and materials are of suitable quality.

109. The Ontario Housing Corporation insure that all private contractors doing work for the Corporation be made aware of the provisions of Section 2(1) of The Government Contracts Hours and Wages Act. This Section stipulates that employees of contractors involved in work for the Government of Ontario be paid fair wages. Contractors shall provide OHC with information on their staff wage rates to insure compliance with this Act.
110. Wherever possible, long-term temporary employees should have the opportunity to apply for full-time positions.
111. The Ontario Housing Corporation, where possible, use tenants, hired on a part-time basis, to do minor maintenance work.

#### SENIOR CITIZEN HOUSING

112. The Ontario Housing Corporation assign senior citizen housing on a priority basis to seniors in need of housing for economic or health reasons. However, mental, social and psychological factors, the ability to maintain their present dwelling, and other factors should also be considered in the determination of senior citizen housing need.
113. The Ontario Housing Corporation house more affluent seniors where suites are available. These seniors shall be charged full market rents for their accommodation.
114. The Ontario Housing Corporation locate senior citizen projects in locations with ready access to shopping, public transit and community services.
115. The Ministry of Housing actively work with the Ministries of Community and Social Services, Health, and local municipalities in order to plan and build joint senior citizen housing and nursing home complexes.

116. The Ontario Housing Corporation analyze the incidence of vacancy of bachelor apartments within senior citizen buildings. In those communities where high vacancy rates exist, the Corporation consider converting groups of bachelor suites to one-bedroom suites or renting these suites to needy single people.
117. The Ontario Housing Corporation construct a limited number of smaller two-bedroom suites in new senior citizen projects. These suites should be allocated to senior citizen couples when one person is so ill as to disturb the rest of the other, were they housed in a one-bedroom unit.
118. The Ontario Housing Corporation make it mandatory for all Local Housing Authorities, in cooperation with local fire departments, to hold regular fire drills in all senior citizen buildings in order to familiarize tenants with evacuation procedures.
119. The Local Housing Authority insure that all senior citizen building fire alarms are directly connected to local fire stations.



## INTRODUCTION

On Thursday, April 3, 1980, the Annual Report of the Ministry of Housing for the fiscal year ending March 31, 1979 was referred to the Standing Committee on Administration of Justice upon the petition of twenty members of the Legislative Assembly pursuant to Standing Order 33(b) (see Appendix A). In considering the Annual Report, the Committee focused its attention on the operations of the Ontario Housing Corporation and Local Housing Authorities.

The Committee held public hearings in Toronto during September and October 1980. (See Appendix "B", Schedule of Hearings). During its deliberations, the Committee heard sixty-four oral presentations and received one hundred and ninety written submissions, including briefs from individual tenants and concerned organizations and municipalities, staff reports prepared by the Legislative Research Service, and background material supplied by the Ministry of Housing, the Ontario Housing Corporation and Local Housing Authorities.

In addition to its hearings in Toronto, the Committee divided into two sub-committees for travel to Ottawa, Kingston, Hamilton and Windsor at the request of members of the public and municipalities. The Committee also visited Ontario Housing Corporation projects in Etobicoke and Scarborough. We have tried, within a limited time, to accommodate everyone who asked to be heard, and thank all who made a special effort to meet with us.

The Committee wishes to express its appreciation to each of the witnesses for contributing their time, energy and interest to our study. The Committee is grateful for the assistance of the staff of the Committee and the staffs of the Ministry of Housing, the Ontario Housing Corporation and Local Housing Authorities.

The Committee's Report with its recommendations is strictly advisory in nature. Its value lies both in the extensive public consultations that led to it and in the full public debate it should receive in the Legislature. However, it is ultimately the responsibility of the Government to affirm the value of the Committee's work by implementing the consensus recommendations contained herein.

The recommendations are primarily addressed to either the Ministry of Housing or the Ontario Housing Corporation. However, the Committee recognizes that the Minister of Housing may assign the responsibility for acting upon any of the recommendations to either the Ministry or the Corporation.

## OVERVIEW OF THE HISTORY OF THE ONTARIO HOUSING CORPORATION AND LOCAL HOUSING AUTHORITIES

### Ontario Housing Corporation

The Ontario Housing Corporation is a provincial crown corporation established in 1964 whose major current responsibility is the management of the Province's public housing portfolio. This portfolio consists of more than 92,300 rental housing units of which 83,200 are owned and managed by the government. Some 9,000 others consist of units in privately owned buildings where tenant rents are government subsidized.

The history of OHC is closely related to the changes in federal/provincial public housing programs. Up to 1974, the emphasis was upon the construction of provincially owned and managed low income housing projects. From 1974 onwards, public and assisted housing programs changed to emphasize the construction of non-profit housing projects at the initiative of local municipalities and/or private service groups with federal/provincial financial and planning assistance. OHC's direct public housing construction program has, therefore, declined in importance.

Current public housing programs are designed to be more responsive to local needs and also to contain a mix of medium and lower income tenants within individual projects. Greater efforts are now made to integrate assisted housing into the local community. This contrasts with earlier, often massive, public housing projects which contain 10 percent low income tenants.

As a result of these changes in public housing programs, OHC has evolved from a major builder and manager of a rapidly growing provincial public housing portfolio (1964-1974) into the position of a manager of the Province's substantial public housing portfolio (1974 to date).

The history of OHC may be summarized as follows:

### FORMATIVE YEARS 1964 - 1965

- 1964 . OHC established as a Provincial Crown Corporation.
- 1965 . OHC builds up its public housing stock through the purchase of existing units, particularly in Metropolitan Toronto.

- . OHC embarks upon a major public housing construction program and the first new OHC rental units are completed.

#### EXPANSION PERIOD 1965 - 1973

- . OHC becomes a major developer of housing for low income families, senior citizens and students.
- . OHC also becomes involved in land assembly, servicing, home ownership assistance, rent supplement and mortgage assistance programs.

#### REORGANIZATION - 1974

- . OHC becomes part of the newly-formed Ministry of Housing.

#### CONTRACTION/MODIFICATION OF OHC'S MANDATE-1974 to date

- . OHC becomes primarily a management agency for Ontario's rental public housing portfolio; land assembly and development, plus other programs are curtailed and/or become the responsibility of the Ministry of Housing.
- . greater emphasis placed upon provision of senior citizen housing.
- . decline in OHC's public housing construction program; greater emphasis upon alternative public and assisted housing programs (eg. non-profit housing) involving local municipal or private initiative with federal/provincial assistance.

#### Local Housing Authorities

Local Housing Authorities are bodies established by OHC for the day-to-day management of OHC public housing projects within distinct geographic areas of the

Province. Responsibilities of housing authorities within their local areas include: tenant selection, renting of units, review of tenant incomes, maintenance and landscaping of buildings and input to OHC on community housing needs. Appointments to Authorities are made by provincial orders-in-council on the basis of nominations from the federal, provincial and municipal governments. The chairman is appointed by the Province. Housing authorities also employ staff under the direction of a local Manager.

The first Local Housing Authorities in Ontario were established in St. Thomas and Windsor in 1952 to administer rental public housing projects built under federal-provincial housing programs. In 1973 the Corporation embarked upon a policy to decentralize local housing management and the number of Authorities has steadily increased.

During 1980 new or restructured Housing Authorities were established in Metropolitan Toronto, the Region of Peel and Ottawa-Carleton. The current number stands at 61. There will ultimately be 63 Housing Authorities in the Province.





**ISSUE: DEMAND FOR AND SUPPLY OF RENT GEARED-TO-INCOME HOUSING**

There is a definite need for more rent geared-to-income housing to meet the requirements of needy families, single people, seniors, and the handicapped/disabled in some communities in Ontario. Affordability is a particularly serious aspect of this problem. In many municipalities there is a severe shortage of affordable rental accommodation for low and moderate income persons. For example, a September, 1980 study by the Metropolitan Toronto Planning Department, entitled Housing in Metropolitan Toronto - Affordable or Not, concluded that 90,800 households cannot afford to house themselves adequately. However, because some of these households are currently being housed in units renting at below-average market rents and because others have reduced expenditures on non-housing items in order to pay for housing, approximately 35,000 households can be expected to take advantage of a housing program that subsidizes rents.

Current OHC waiting lists do not accurately reflect the demand for low and moderate income housing, since these lists include only those families, seniors, and disabled people now eligible for OHC housing. Moreover, because of the stigma associated with public housing, some eligible people may not apply. Others may not apply or may drop off the waiting list due to the length of these lists and the time it takes to be offered housing.

The renovation and redevelopment of many inner city rooming houses is creating hardship for many low-income single people. The supply of suitable, affordable rental accommodation for such people is therefore being severely reduced. This fact also contributes to the need for more publicly assisted housing, particularly in major urban centres in Ontario.

The Committee is also concerned about the adequate supply and funding of temporary shelters or hostels for needy people.

The Committee has become aware of situations in which individuals and families face very severe emergency housing needs. Marital breakup, domestic violence, sudden financial crisis, and eviction or demolition of existing places of residence often force people to live under very stressful conditions, until more permanent

accommodation can be found. At present, people who are suddenly displaced from their place of residence may apply for OHC housing. The applicants are put on a waiting list and their priority for housing is based on their rating on OHC's point-rating scale. However, some time may elapse before these people are actually offered OHC housing, whereas their need is for immediate accommodation. This matter is considered further in the section on eligibility.

Another area of particular concern is the provision of housing for the handicapped and disabled. The Committee recognizes that OHC is not the only agency involved in the provision of suitable housing for the handicapped and disabled; however, the Corporation has a very important role to play in this area. Furthermore, the actual provision of such housing should proceed only after consultation at the local level between the handicapped/disabled and the appropriate government agencies, including the Corporation.

At present, the handicapped and disabled are usually housed in senior citizen buildings. Some friction may be generated because the handicapped are generally much younger than the seniors. The Committee is unable to recommend that seniors and the handicapped not be integrated, but feels that this matter merits analysis. For example, it may be more appropriate to house the handicapped/disabled separately, on certain floors within buildings, or to house them with the general OHC population.

Corporation policy on the housing of the handicapped/disabled should be structured to be more flexible to reflect particular local needs and requirements. The handicapped and disabled should have the right to choose the type of housing that best meets their need from among non-profit, co-operative, OHC housing and shelter allowance programs.

In general, the Committee supports a variety of programs to meet the demand for low and moderate income housing. However, the Committee is of the firm opinion that non-profit housing, co-operative housing, and OHC owned and operated housing are preferable to rent supplement. Rent supplement housing is, in the Committee's view, the least desirable means of providing housing to low-income persons.

In spite of this general support for non-profit housing, some members of the Committee expressed concern over the accommodation of some affluent tenants

within non-profit developments. The rents of these affluent tenants are subsidized, whereas they could well afford to pay full market rents. This is one area of non-profit housing administration which merits correction. This issue, however, is merely mentioned within this report and is not the subject of a specific recommendation because the primary concern of this report is the Ontario Housing Corporation.

There are, nonetheless, a number of reasons for the committee's support of co-operative and non-profit housing. In the first place, these two types allow greater control over costs than does rent supplement. They also encourage tenants to involve themselves directly in meeting their particular housing needs. Moreover, the stigma often associated with more traditional government owned and operated public housing is usually avoided.

In this context, the Committee heard testimony that, because of the lack of an administrative agreement between Canada Mortgage and Housing Corporation and the Ministry of Housing, provincial funding is not currently available for rent-geared-to-income units in private non-profit housing and co-operatives. The Committee believes that these administrative matters should be resolved on a priority basis so that funding can be re-instituted.

Rent supplement housing is also more costly than government owned and operated public housing. Research material which compared annual government subsidy costs for new public and rent supplement housing indicates that, in the eighth year after construction, the benefits of owning a public housing unit begin to make public housing cheaper in subsidy terms than renting from a private landlord.<sup>1</sup>

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<sup>1</sup> This finding is based upon an internal analysis by the Canada Mortgage and Housing Corporation which appears in Appendix D. This analysis, based upon data for Metropolitan Toronto, projects annual government subsidy costs of a comparable public housing and rent supplement rental unit for a period of 10 years after completion.



In addition to this key disadvantage of cost, the Committee also believes that rent supplement has other limitations. For example, it is more difficult to provide social and consultative services to tenants in rent supplement units. Financial benefits of rent supplement accrue primarily to the landlord and rent supplement agreements can be terminated by the landlord. Thus, the tenant does not have the same security of tenure as in public, non-profit or co-operative housing.<sup>1</sup> It is also more difficult for the government to project subsidy costs in rent supplement housing. On the other hand, one positive feature of rent supplement is that low-income tenants are better integrated into the general community. However, the Committee also heard testimony from numerous public housing tenants who stated emphatically that they preferred to live in a common low-income environment.

Despite these disadvantages, the Committee does believe that rent supplement housing has a role to play in the provision of emergency housing. In addition, in small communities or rural areas where non-profit, co-operative or public housing may not be feasible, low income housing needs might be met through rent supplement housing. The Committee also believes that the Corporation should analyze the feasibility of designing smaller-sized buildings with five units and under to meet assisted housing requirements within smaller urban and rural municipalities. These smaller municipalities may also require special planning and financial and administrative assistance in order to provide such housing. When compared to larger urban municipalities, these smaller municipalities may lack the tax base and administrative support staff to initiate and manage these housing projects. The Committee is convinced that low and medium income persons should be offered housing in their home communities where they have strong social and psychological ties.

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Due to current tight rental market conditions, a trend has developed whereby private landlords have not been renewing their rent supplement agreements with OHC. Between 1978 and 1980 the total number of rent supplement units in Ontario actually declined from 10,816 to 9,059 units - a decrease of 1,757 units.

The Committee also believes that there is a definite role for OHC owned and operated housing. The Corporation should, therefore, renew its public housing construction program. In addition to construction, the Corporation should also be prepared to purchase and renovate existing well-located buildings. Existing buildings were purchased by the Corporation for several years after its establishment in 1964 in order to build up its housing stock quickly. The Committee is convinced that such a program has merit at the present time.

## RECOMMENDATIONS

It is recommended that:

1. The Ministry of Housing revise its annual housing demand survey, in co-operation with Local Housing Authorities and municipalities, to directly address the issue of rental housing affordability.
2. The Ministry of Housing develop a co-ordinated master list measuring the total demand for low and moderate income assisted rental housing. Where severe shortages exist, an appropriate variety of housing programs shall be used to provide the necessary housing.
3. The Ministry of Housing conduct a study on the supply and funding of temporary shelters or hostels.
4. The Ontario Housing Corporation assume a greater role in the provision of emergency housing. Housing allowances, vacant suites within OHC buildings, and rent supplement should be used to provide emergency housing.
5. The Ministry of Housing support a variety of public or public-assisted housing programs, but give preference to non-profit, co-operative housing and OHC owned and operated public housing. The current rent supplement program should be phased out gradually and the units should be replaced by others provided under alternative programs.

6. The Ministry of Housing, in cooperation and consultation with the Ministry of Community and Social Services, local municipalities, social service agencies, and the disabled/handicapped, provide housing for the disabled/handicapped. These housing programs should be sufficiently flexible to reflect particular local needs and requirements. A variety of programs including non-profit, cooperatives, OHC housing and housing allowances should be available to serve these people.
7. The Ministry of Housing take the initiative and actively work with local municipalities to promote non-profit and co-operative housing. Special programs should be developed to assist smaller municipalities in the planning, construction and operation of these housing projects.
8. The Ministry of Housing insure that rent geared-to-income housing is provided in smaller centres and rural areas in Ontario where total demand is under twenty units. If construction of government housing is not practical, non-profit, co-operatives, shelter allowances, rent supplement, and government purchase and renovation of existing housing shall be considered as alternatives. The Corporation should analyze the feasibility of designing smaller-sized buildings, with five units and under, to meet assisted housing requirements within smaller urban and rural municipalities.
9. The Minister of Housing work with the Canada Mortgage and Housing Corporation to develop the necessary administrative procedures to permit provincial funding of rent geared-to-income housing units in private non-profit and co-operative housing projects.
10. The Ministry of Housing provide funding, where requested, for a greater percentage of rent geared-to-income units within co-operative and non-profit housing projects. The present ceilings of 25 percent of family units and 50 percent of seniors' units should be raised to levels appropriate for the local situation.

11. The Ontario Housing Corporation embark upon a program of construction of small-scale low and medium density public housing within Ontario municipalities which are facing severe shortages of affordable rental accommodation.
12. The Ministry of Housing embark upon an active program of purchasing and rehabilitating existing, well-located buildings to provide housing for low-income tenants.
13. The Ministry of Housing insure that rent geared-to-income non-profit, co-operative and public housing units, particularly purchased units, make up for those units which are being lost through the non-renewal of rent supplement agreements.
14. All Ministry of Housing land holdings be assessed prior to any sale to determine their suitability for rent geared-to-income housing.



## ISSUE: RETENTION OF OHC'S HOUSING STOCK IN PUBLIC OWNERSHIP

During the course of this Committee's hearings, many tenant groups and individual tenants expressed fears over the future of OHC and the government's commitment to retain this housing in public ownership. In some communities the Committee detected a definite need for the expansion of the stock of public or rent geared-to-income housing.

Furthermore, the sale of the OHC Bergamot Avenue project in Etobicoke in April, 1980 to a private development company has aroused fears that other buildings might also be sold and the tenants displaced.<sup>1</sup> The Committee in general does not support the sale of other OHC projects.

## RECOMMENDATIONS

It is recommended that:

15. The Minister of Housing clearly state that OHC's public housing stock will be retained in public ownership.
16. The Ministry of Housing, where required, expand the existing stock of public or rent geared-to-income housing.
17. The Ministry of Housing hold a public hearing to review any proposed sale of an OHC multi-unit building or a significant number of scattered units.
18. The Ministry of Housing insure that a comparable number of rent geared-to-income housing units are provided in the same community to minimize disruption to tenants who are required to move because of a sale. This accommodation should be equally accessible to jobs, shopping and local schools.

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This 112-unit public housing project was purchased from a private landlord by OHC in 1965. In June, 1978, due to major maintenance problems, OHC decided to embark upon the restoration of this project. Tenants were, therefore, transferred to other OHC accommodation at the Corporation's expense. However, cost estimates for the restoration work spiralled and Canada Mortgage and Housing Corporation did not agree with these expenditures. A decision was, therefore, made by OHC to sell this project.

19. The Ministry of Housing assume responsibility for all moving expenses of tenants who are required to move because of the sale of a building.
20. The Ministry of Housing, if selling a project, attempt to sell first to non-profit or cooperative housing groups, municipal housing agencies, or, lastly, to landlords who will make available units for rental to low or medium income tenants.

## ISSUE: SALE OF OHC LANDS IN SOME MUNICIPALITIES

Officials of the Cities of Hamilton and Kingston informed the Committee that OHC lands in their communities have been sold either without the knowledge or against the wishes of the municipality.<sup>1</sup>

## RECOMMENDATIONS

It is recommended that:

21. The Ministry of Housing thoroughly review all future sales of OHC land(s) to determine if such sites can be used for federal, provincial, municipal, cooperative or private low/medium income housing at present or in the near future.
22. The Ministry of Housing formally consult the affected municipality prior to the sale of any OHC lands and, where appropriate, the municipality should be given the opportunity to purchase or arrange for the use of these lands for low/medium income housing purposes.

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Hamilton, City of Hamilton, "Review of Ontario Housing Corporation and Local Housing Authorities, "August 22, 1980, pp. 2 and 4 (Exhibit No. 38); Kingston, City of Kingston, "Kingston Brief to the Legislative Committee Examining the Role of Housing Authorities and OHC," September 19, 1980, p. 5.

## **ISSUE: RENEGOTIATION OF FEDERAL-PROVINCIAL COST-SHARING AGREEMENTS**

The Committee recognizes that the implementation of many of the recommendations within this report would require the renegotiation and modification of the terms of various federal-provincial public housing cost-sharing agreements.

However, even in cases where the federal government may be reluctant to change its policy, Ontario may independently initiate new programs. Where such new initiatives are taken by Ontario, the Federal Government often follows the lead set by our key Canadian province. Public housing is an area where Ontario should be a leader in Canada.

It is also important that, once this report is tabled, the Federal Government receive a copy of this report for review and comment.

## **RECOMMENDATIONS**

It is recommended that:

23. The Minister of Housing actively take up the renegotiation of the appropriate federal-provincial housing cost-sharing agreements with the Federal Government. Where agreement is not possible, the Minister should, where possible, consider proceeding independently of the Federal Government.
24. The Chairman of the Justice Committee send a copy of this report, after it is tabled in the Legislative Assembly, to the Federal Government (Canada Mortgage and Housing Corporation) for review and comment.



## ISSUE: ELIGIBILITY

At present, eligibility for public and rent supplement housing is limited to families, (defined as a parent or parents with at least one dependent child under 18 years of age), senior citizens over the age of 60 years, and the physically handicapped. The Minister of Housing has also recently extended the eligibility to include the developmentally handicapped (i.e. those with limited mental retardation). The list of people whom OHC will not house, therefore, includes tenants whose children have left home or are over the age of 18, single people under the age of 60, childless couples under the age of 60, and the emotionally handicapped.

In addition, OHC does not make provision for emergency housing in any of the situations in which an emergency may create a sudden need for accommodation - for battered women, children thrown out of their home, people without housing because of fire, people unable to house themselves because of a sudden economic downturn in their community, and so on. The problems created by this lack of emergency housing are further exacerbated by OHC policy that requires an applicant for housing to have a permanent address, but does not recognize temporary shelters or hostels as a residence for this purpose. (The emergency housing issue is also reviewed in the section on housing demand and supply.)

The Committee's attention was, in particular, drawn to the difficult circumstances that single parents face when their children leave home and thereby disentitle the parent to further housing by OHC. These tenants have often spent many years living in a public housing project and therefore feel a strong sense of community with it. Moreover, because their work has been the raising of children, they find it difficult to enter or return to the permanent work force at this late stage in their lives. And the incomes they make are meager. Thus, at a time when their families are breaking up, they are also required to give up their homes and try to make their way in the private sector. Since the break-up of families through divorce, desertion, etc. is becoming increasingly more common, the Committee feels that it is incumbent upon OHC to address the problem of the single parent whose children have grown up.

Furthermore, this fact of marriage breakdown necessitates a revision of OHC policy in yet another way. Currently, a separated person is not eligible for housing unless all arrears from a previous tenancy with his or her spouse are paid

in full. A heavy financial burden, and an unfair one, is thus imposed on the spouse who wants to re-enter public housing.

The above issues raise the broader issue of the accommodation of single people generally by OHC. At present, single people, no matter how difficult their circumstances, are not eligible for public housing assistance; this group does not show up on any OHC waiting list. At a time in our history when both provincial and federal human rights legislation, for example, reflect a belief that people should not be discriminated against because of their marital status, the Committee is of the opinion that if people are in need of housing, it is not relevant whether they do or do not have children.

## RECOMMENDATIONS

It is recommended that:

25. Eligibility for public housing assistance be based on need, and would include those client groups now housed by the Corporation.
26. OHC terminate its policy of evicting tenants whose children no longer live at home or who are over the age of 18 years. Such tenants shall be transferred to smaller units more in keeping with their needs.
27. Housing allowances be the primary way of providing emergency housing.
28. Empty units in public housing be used as emergency shelter, after consultation with present tenants and until alternate accommodation can be found. Some of these units should also be allocated to hostels for their use.
29. In those cases in which the spouse who was the major wage-earner leaves, the other spouse be held responsible for only a portion (based on ability to pay) of the arrears of any previous tenancy and be allowed to enter into an agreement to repay by installments. OHC should continue to pursue the spouse who is no longer a tenant for collection of arrears.

30. OHC consider a temporary residence or a hostel as a residence for the purpose of applying for public housing assistance.

## ISSUE: REVISION OF OHC'S POINT-RATING SYSTEM

The Corporation uses a point-rating system to establish an applicant's need and therefore priority for OHC housing. However, the Committee is concerned that this system is outdated in certain respects and merits revision. Most significantly, the point-rating system puts too much weight upon existing housing inadequacies and not enough weight upon income deficiency and affordability problems. High rents and inadequate income are usually the major reasons behind housing difficulties.

The Committee accepts that the major criterion on the point-rating system should be income. However, some applicants have been on OHC waiting lists for some time and some weight should be given to this factor on the point-rating form.

At present, the Corporation has distinct point-rating forms for families and senior citizens. The senior citizen point-rating form is currently used for the physically handicapped. Due to their unique requirements, a distinct point-rating form is also needed for the handicapped/disabled.

In order to take account of the expanded eligibility that the Committee is recommending, revised distinct point-rating forms are required for senior citizens, for the handicapped/disabled, and for a general category encompassing everyone else. The last category would replace the current "family" category, since eligibility will henceforth be based upon need.

## RECOMMENDATIONS

It is recommended that:

31. The Ontario Housing Corporation revise its point-rating system to give greater weight to the problems of income deficiency and housing affordability.
32. The Ontario Housing Corporation revise its point-rating system to give some weight to the length of time that an applicant has been on the waiting list.



33. The Ontario Housing Corporation develop a distinct point-rating scale for the handicapped/disabled which reflects their particular housing needs and assigns a higher weight to the proportion of their income spent on rent.
34. The Ontario Housing Corporation, to take account of the expanded eligibility for OHC housing, develop revised and distinct point-rating systems for senior citizens, for the handicapped/disabled, and for a general category encompassing everyone else. The last category should include all other needy individuals and families.

## **ISSUE: INCOME AND RENT DETERMINATION**

The Committee believes that affordable housing is a basic right in addition to food, clothing, and other basic needs. In the long run, inadequate housing costs society more in social support and correctional programs.

The Committee heard much testimony from tenants, social and legal service agencies, and municipal representatives to the effect that OHC income verification procedures and forms are overly bureaucratic and cumbersome. Various specific suggestions were made as to how these procedures might be simplified. One recommendation was that OHC revise its income verification procedures to enable the use of federal income tax returns.

The Committee in general appreciates that income verification is a necessary and often controversial task, but is not in a position to make specific recommendations on this matter. Rather, the Committee feels that OHC should conduct a thorough internal analysis of its income verification procedures with the ultimate objective of simplifying these procedures.

A second concern has been the matter of rent ceilings. Since OHC rents are based entirely upon income, and have no upper ceiling, some tenants may pay rents which are excessive when compared to private market rents. This is particularly true for large families, which, with rising incomes, may be forced to pay these high OHC rents. However, during the present period of low vacancies, these families are unable to find suitable alternative accommodation in the private market.

Similarly, some tenants with higher incomes may prefer to live in OHC housing for social reasons, but are obliged to move out because of excessive rents. In addition, community leaders within OHC, whose incomes rise, are often also obliged to leave OHC for the same reason. This has a disruptive effect upon the local tenant community. This lack of a rent ceiling may also discourage some tenants from earning extra income and from bettering themselves, since this income affects the rent which is paid. For these major reasons, the Committee believes that fair market rent ceilings should set the upper limit for OHC rents.

A third concern has focused on the application of the rent scale to gross, rather than net, family income. This application is creating inequities for certain low

income families. There is a need for revision to the income computation to ensure that all tenants, both those working and those on pensions or social assistance, are equitably treated and have sufficient "after-rent" income to adequately meet other basic needs. The Committee believes that the working poor often face severe hardship in "making ends meet" after the payment of rent, even when rent is geared-to-income. Rent geared-to-income computations may also discourage tenants from bettering themselves and earning extra income. Single parent families also face difficulty in "making ends meet". For these reasons, the Committee believes that OHC rent should be based upon net family income. Net family income may be computed by deducting income tax, and mandatory payroll deductions from gross income.

In this context, tenants seem to be confused over the application of the incomes of secondary wage earners to a family's rent level. The Committee understands that only the first \$75 of these monthly earnings for each secondary wage earner enters into the rent computation. If monthly income of a secondary wage earner is under \$75, it does not enter into rent computation. The Committee believes that this policy should be more clearly explained to tenants. The Committee also discussed raising this ceiling to \$150; however, no consensus was reached on this issue. Nonetheless, the Committee believes that the Corporation should review its secondary income policy with a view to encouraging tenants to better themselves and at the same time insuring that secondary incomes are fairly entered into rent computations.

A significant number of OHC tenants receive social assistance. In order to insure proper co-ordination between the Ontario Housing Corporation and the Ministry of Community and Social Services, the Committee recommends that a formal liaison body be established to insure consistent and fair application of social assistance benefits to OHC rent computations.

Finally, the Committee supports the Corporation's efforts to promote energy conservation in older buildings through retrofitting, improving and replacing windows and doors, insulating, and converting to gas. These measures serve to reduce increases in rents and rent subsidy costs. In addition to these general measures, individual tenants also have an important role to play in energy conservation. Tenants should therefore be encouraged to practise energy conservation. The Corporation might even consider rewards for individual projects which achieve high energy conservation goals.

Because of testimony by tenants and OHC officials, the Committee has become concerned that OHC tenants whose rents include utilities (i.e., "fully serviced rents") benefit financially when compared to those tenants whose rents do not include utilities. The rent reduction by means of a "service adjustment" for those who must pay their own utilities does not adequately compensate for true utility costs. Recent increases in utility charges have aggravated this discrepancy. This inequity, which creates particular hardship for tenants on monthly fixed incomes, should be rectified.

## RECOMMENDATIONS

It is recommended that:

35. The Ontario Housing Corporation conduct a thorough internal analysis to advise the Minister on revisions to income verification procedures and forms. Tenant groups and associations, Local Housing Authorities, the Provincial Auditor, Canada Mortgage and Housing Corporation, and private property management firms should be consulted in this review.
36. The Ontario Housing Corporation authorize the establishment of maximum OHC rent ceilings which reflect rents for comparable accommodation in the private market. Each Local Housing Authority establish localized rent ceilings based upon fair market rent information obtained from the Residential Tenancy Commission.
37. The Ontario Housing Corporation base rent geared-to-income rents upon net family or individual income. Net family income shall be computed by deducting income tax and mandatory payroll deductions from gross income.
38. The Ontario Housing Corporation not consider employee bonuses and gifts with a value of up to \$100 as income for rent determination purposes.
39. The Ontario Housing Corporation increase income deductions for the handicapped and other disabled tenants to reflect their special, costly needs.



40. The Minister of Housing actively work with the federal government to secure the appropriate modification in federal/provincial rent geared-to-income scales. If the federal government is not prepared to act, Ontario should, where possible, consider proceeding independently.
41. The Local Housing Authorities insure that OHC's policy on secondary income and rent computation is clearly explained to all tenants.
42. The Ontario Housing Corporation review its policy on the earnings of secondary wage earners and rent computation. In particular, the \$75 income level should be examined.
43. The Ontario Housing Corporation establish a formal liaison group with the Ministry of Community and Social Services. This body should insure a consistent and fair application of social assistance benefits to OHC rent computations and should consider other issues of mutual concern.
44. The Ontario Housing Corporation review its policy on utility charges and adjust rent scales in order to insure equitable treatment between tenants who do/do not pay their own utilities.
45. The Ontario Housing Corporation, in the interim, immediately increase the utility cost allowance or "service adjustment" to those tenants who must pay their own utilities, in order to better reflect actual utility costs.
46. The Ontario Housing Corporation revise its formula for calculating utility charges to more accurately reflect differences in heating costs in various regions of Ontario. For example, heating costs are generally greater in northern and northwestern Ontario than in southern Ontario.

## **ISSUE: STIGMA ATTACHED TO PUBLIC HOUSING**

As reported by many tenants, municipal officials, and community workers, a stigma is often attached to public housing. The Committee is alarmed over this tendency and, at the same time, recognizes that this is a difficult matter to resolve because it relates directly to public attitudes. Collectively, many of the recommendations within this report dealing with maintenance, garbage disposal, security/vandalism, social-recreational facilities and tenant participation would contribute to the solution of this problem.

The Committee is convinced that appearance has a major influence upon the perception of a stigma associated with particular project(s). For example, some projects which the Committee toured, in Hamilton and Etobicoke in particular, have a very poor appearance when compared to other projects in the same municipality, and they merit immediate upgrading.

Certain types of building design are more successful than others in contributing to improved attitudes and morale. For example, the Committee is convinced that low and medium density housing, with direct access to the ground, provides a more suitable living environment for tenants with children.

The attitudes of OHC staff can also influence the stigma attached to public housing. Some local staff which the Committee met seemed to have a negative attitude toward tenant needs and desires.

Local recreational facilities and programs should be located so as to serve the entire community and not exclusively public housing tenants. Segregation is a factor in the stigma which is attached to public housing. (This subject is covered in greater detail in the section on social and recreational facilities.)

An innovative public relations program may also have a role to play in improving the image associated with public housing. The Committee regards the current ad campaign sponsored by the Ministry of Community and Social Services to promote the recruitment of foster parents as a model which might be used to develop a public housing promotional campaign.

## RECOMMENDATIONS

It is recommended that:

47. The Ministry of Housing work towards achieving a uniform, high standard of appearance and maintenance amongst all its projects. Those projects with obvious deficiencies, in the opinion of local property management staff and tenants, should be upgraded on a priority basis.
48. The Ministry of Housing analyze building designs which are perceived as being successful by tenants and project management staff. These design features should then be incorporated into new construction and, where practical, into existing projects.
49. The Ministry of Housing employ recognized human relations training techniques in its staff training programs, particularly for those staff who deal directly with tenants. This training should be designed with input from tenants, and tenant and other community groups. Part of this training should involve application to local circumstances and environment. Personnel procedures should also be introduced to identify and reward those employees who are particularly effective in dealing with tenants.
50. The Ministry of Housing consider an innovative multi-media public relations program to improve the image of public housing.

## ISSUE: TRANSFER POLICY

During the course of its hearings, the Committee heard tenants speak out against the current OHC transfer policy. Although the elimination of the one-year municipal residency requirement - a requirement which severely limited inter-municipal transfers - was generally praised, objections were frequently raised to the limited number of transfers allowed tenants and to the restrictive grounds on which these are based. Currently, these grounds are: place of employment, whether the tenant is under-housed or over-housed, health and medical factors, and "social" factors. These grounds, limited in themselves, are further interpreted in a restrictive way. For example, a single-parent family is considered to be "over" housed if father and male child have separate bedrooms. And domestic violence is not considered a "social factor" justifying a transfer.

In this context, representatives from hostels addressed the problem of family violence and pointed out that battered women have to go into an emergency shelter first and then apply to be put on the OHC waiting list. They cannot apply to transfer from their current unit, since OHC policy states that "marital disputes . . . are not grounds for transfer and the tenant should be requested to contact the police or to give consideration to seeking accommodation in the private sector." (OHC Field Manual 07/05/01/00)

Representatives from the co-operative housing movement described the problems they face because they are now regulated as though they were part of OHC. The result is that the grounds for transfer from OHC into co-operative housing are the same as the grounds for transfer within OHC, except that an OHC tenant who has worked for a year as a founding member of a co-op may transfer into the co-op. The Committee agrees that the Ministry of Housing should be encouraging people who wish to help themselves by moving out of OHC into co-ops. They then become part of a housing community that takes direct responsibility for its operating costs.

Another complaint, heard frequently, focused on the difficulty of obtaining information about transfer policy, appeal procedure when a transfer has been refused, etc. The Committee is of the opinion that OHC may well benefit by advertising the availability of transfers, since there may be tenants currently located in large urban areas, who, if allowed to act upon preference, would re-locate to smaller centres in the province; this may be particularly true of senior



citizens. However, certain areas of the province will need special attention because of circumstances unique to them. The City of Kingston, in particular, is faced with families moving there and living in OHC in order to be closer to relatives in prison. This phenomenon often puts a financial strain upon municipal social assistance benefits and programs. Similar situations may also exist in other communities with large institutions.

The Committee is also aware that its recommendations regarding the expansion of OHC housing stock and the increase of assistance to non-profit and co-operative housing will facilitate transfers from both a tenant and an OHC point of view. The form letter which OHC currently sends to tenants requesting transfer states, "We must advise, however, that, owing to the great shortage of all types of accommodation in the Corporation properties, it may be some time before we are in a position to assist you" (see Appendix E). With expanded housing stock, the difficult position in which OHC finds itself at present should be substantially ameliorated.

## RECOMMENDATIONS

It is recommended that:

51. OHC revise its policy to give tenants one transfer as of right.
52. OHC revise its policy to give tenants who are willing to pay the expenses connected with a transfer an unlimited number of transfers.
53. OHC continue to allow transfers on the grounds that are currently allowed, in addition to the following three new ones - viz., domestic violence, emotional health, and transfer to a co-operatively-owned housing unit.
54. OHC cover moving costs in those cases in which a tenant is required to transfer from a rent supplement unit because the private landlord is not renewing his agreement with OHC.
55. OHC revise its policy to allow tenants to arrange, with the consent of OHC, which should not be unreasonably withheld, a

mutual exchange of units, as tenants of public housing in England are allowed to arrange.

56. Each Local Housing Authority establish an independent Tenant Appeal Board to deal with appeals from an original transfer or eviction decision. (See also recommendation #61.)
57. Since OHC tenants are now eligible for housing anywhere in Ontario, OHC undertake a study on the preferences of tenants regarding location in Ontario so as to facilitate the planning and building of housing.

## ISSUE: EVICTION POLICY

OHC's eviction policy, raised by a number of tenants and tenant groups as a significant source of concern for them, generates problems in a number of ways. Reference has already been made to the policy of evicting people - for example, the parent who no longer has dependent children - who no longer fit within the eligibility criteria currently adopted by OHC. This matter has already been addressed by the Committee supra and recommendations to enlarge OHC's mandate have been made. Tenants have also reported that they have been threatened with eviction if they do not pay for damage in fact caused by vandals but wrongly attributed to them. Similar threats are used against tenants who own pets, although ownership of pets is not a ground for eviction under The Landlord and Tenant Act. And, of course, arrears of rent may become a ground for eviction.

Finally, tenants have talked about the feelings of insecurity that are generated when some of them, rather than being given a yearly lease, are forced into a month-to-month tenancy. Moreover, they feel that tenants of public housing are being discriminated against by being treated in this way.

## RECOMMENDATIONS

It is recommended that:

58. OHC, in consultation with recognized tenants' organizations and groups, produce a tenants' handbook, which would, among other things, state the grounds for eviction as these are set out in The Landlord and Tenant Act, or any succeeding legislation. (See also recommendaiton #91.)
59. Repair and repayment agreements between OHC and tenants should be entered into wherever possible to avoid eviction of tenants on grounds of damage caused or money owed.
60. Tenants be given security of tenure by means of a one-year lease, with rent continuing to be based on income.

61. Each Local Housing Authority establish an independent Tenant Appeal Board, to which a tenant may appeal an original decision for eviction. (See also recommendation #56.)



**ISSUE: VANDALISM / SECURITY, MAINTENANCE AND GARBAGE DISPOSAL**

Vandalism is a serious problem in some OHC buildings and projects, particularly in the larger urban centres. The Committee recognizes that this problem is a difficult, if not impossible, one to resolve completely. However, evidence seems to indicate that current security procedures are inadequate to even minimize it.

Before the matter of vandalism in OHC buildings can be properly addressed, there is a need to obtain a better understanding of the incidence, specific location, and cost of maintenance associated with this type of criminal activity. There is also a need to gain a better understanding of who is involved in it; acts of vandalism are often committed by visitors and outsiders, rather than by tenants. The Committee is also concerned that sensational reporting and publicity may exaggerate the extent of these problems.

Throughout the course of its hearings, the Committee became aware of cases where basic maintenance has taken an inordinate length of time. Consultation with tenants over the nature and location of maintenance improvements is sometimes poor. Some local improvements have been carried out which conflict with tenant needs and desires.

The Committee is also in favour of promoting local tenant initiative to solve minor maintenance problems. Some tenants may be able and willing to do some minor repairs themselves. Other tenants also show initiative by improving the gardens or the interiors of their units - eg., finishing a basement at their own expense. The Corporation should show greater flexibility by allowing such practices to continue. In addition, when tenants move, such improvements should be preserved if acceptable to the new tenants. At present, such improvements are usually torn out when a tenant moves.

The Committee is convinced that the local Project Manager should be given greater discretion in acting upon and solving minor maintenance problems. Necessary repairs would be expedited if recording, inspection, and authorization procedures were simplified.

The Committee recognizes that garbage disposal in multi-family and, in particular, townhouse projects is often a problem. Garbage disposal bins and enclosures are often unsightly, poorly located and designed, and of inadequate

size to contain the volume of refuse. Part of the problem may also be related to the frequency of garbage pick-up.

Since garbage disposal problems are very local in nature, the Committee does not feel it appropriate to make specific recommendations on this issue. Such problems are best solved at the local level through consultation between tenants and the Local Housing Authority.

## **RECOMMENDATIONS**

### **Vandalism - Security**

It is recommended that:

62. The Ontario Housing Corporation, where necessary, expand the frequency and coverage of security patrols. Maximum use should be made of foot rather than vehicular security patrols. Where necessary, 24-hour service should be provided.
63. Local Housing Authority staff meet regularly with tenants, security staff and police to examine local security problems and procedures.
64. The Local Housing Authority, wherever possible, house families with children in low-rise buildings which provide direct access to the ground floor without the need of an elevator. Furthermore, new units for families with children should be designed to provide this kind of access.
65. The Ontario Housing Corporation initiate a program to install vandal-proof fixtures and materials in buildings which are repeatedly vandalized. The Corporation examine procedures used by certain school boards to combat this problem.
66. The Local Housing Authorities install, where practical, live-in building superintendents in buildings which are experiencing severe problems with vandalism. In such buildings, a 24-hour emergency telephone number shall be established so that acts of

vandalism can be reported. The local police shall also be involved in such a program.

67. The Ontario Housing Corporation add to the OHC Field Manual a section outlining security policies and the security tendering system so as to insure that such policies are known and accessible to the public.
68. The Minister of Housing table security costs in aggregate and individually for each OHC project within the estimates for the Ministry of Housing. This will permit evaluation of security costs by the members of the Legislature.
69. The Ontario Housing Corporation use a variety of strategies to combat vandalism and crime generally. Strategies may include building design modifications, surveillance, security, policing, tenant involvement, and social service approaches to the resolution of such problems.
70. The Ontario Housing Corporation, with the assistance of a recognized architectural/planning consultant, institute a program of recording the incidence, type, exact location within a project, and repair/maintenance costs associated with each incidence of vandalism or other criminal act in OHC projects. These data should also, where possible, include who committed the act of vandalism and when it occurred. Local police, tenants and OHC staff should be consulted in the design of this recording procedure.
71. The Ontario Housing Corporation use this vandalism/crime survey to identify projects, buildings, and specific locations within buildings which merit particular attention or individuals who should be restricted from OHC projects.
72. Ontario Housing Corporation management be encouraged to lay charges under The Petty Trespass Act against those persons who are in breach of this Act.

73. OHC tenant(s) not be held responsible for damage caused by vandalism where the vandal is charged and convicted of such an act or where the landlord or Tenant Appeal Board is satisfied that the tenant is not responsible for the damage.

## **Maintenance**

74. The Ontario Housing Corporation investigate and correct those specific maintenance problems brought to the Committee's attention during its deliberations.
75. The Local Housing Authority discuss maintenance projects and improvements with tenants prior to the initiation of such work. Where appropriate, such projects should be modified to reflect valid tenant concerns and suggestions.
76. The Local Housing Authority give its project management staff greater discretion to permit tenants to improve their rental units through the planting of gardens and the making of minor internal improvements. When tenants move, OHC staff should consult with the tenants involved and attempt to preserve these improvements.
77. The Ontario Housing Corporation simplify recording, inspection and authorization procedures for minor maintenance work and repairs. The Local Project Manager be given greater discretion to act upon and solve maintenance problems. Wherever possible, minor maintenance work shall be done by on-site staff.
78. Project staff instruct all tenants on emergency procedures in the event of plumbing, electrical and/or heating failure in order to minimize damage and discomfort until permanent repairs can be carried out. Tenants should be informed of the location of all shut-off valves and switches within their suites so that they can immediately shut off water, electricity or gas in the event of an emergency or breakdown.



## **Garbage Disposal**

79. The Local Housing Authorities work with tenants to resolve specific garbage disposal problems.
80. The Ontario Housing Corporation standardize its policy on the provision of plastic garbage bags to tenants.

## ISSUE: PROVISION OF SOCIAL-RECREATIONAL FACILITIES

Public housing projects are often high-density, with many children and single-parent families. The availability of social and recreational facilities and programs is, therefore, of particular concern to OHC tenants, who wish to ensure that they and their children have the same access to open spaces, playgrounds, daycare, swimming pools, etc., as other citizens within a municipality.

However, it is clear from testimony before the Committee that adequate facilities have not been provided and that municipal planning has failed to take account of this need in many cases. Such a failure to meet the basic psychological, social, and physical needs of people cannot help but manifest itself in greater social unrest and increased stress on individuals.

That municipalities have failed to address these legitimate concerns does not, however, mean that the part played by the province in this context can be overlooked. In fact, the province plays a significant role in overseeing municipal planning through the monitoring and advisory responsibilities of the Ministry of Housing and through the planning, appeal, and approval functions of the Ontario Municipal Board. The province is also directly involved in the construction and maintenance of OHC housing projects and in the provision of financial and planning assistance to other forms of low and moderate income housing.

Ideally, of course, the matter of recreational facilities should be considered at the time of the construction of an OHC project. However, given that many OHC projects already in existence are deficient in this respect, attention must now be paid to ameliorating the situation in which OHC tenants find themselves as a result of these deficiencies.

Furthermore, the province can play a greater part than it has played so far in providing community services or in assisting tenant groups to provide them. Such programs, encompassing educational courses, drop-in centres, counselling, etc., can be instituted in either old or new projects and can, therefore, to some extent, replace the recreational facilities that may not have been built into older projects. In those cases in which they already exist, OHC has contributed to their institution by providing rent-free space in the project. The more effective ones also have the assistance of one or more case workers.

## RECOMMENDATIONS

It is recommended that:

81. OHC, in cooperation with the local municipality, upgrade and expand, where possible, existing recreational facilities.
82. OHC, when undertaking the development of a new project, estimate the number of children the project will house and build adequate recreational facilities to accommodate this number.
83. OHC enter into negotiations with municipalities regarding the joint funding of social and recreational programs for public housing tenants and that these programs be incorporated into the larger community so as to further social integration.
84. Where practical, OHC employ tenants to organize and staff social and recreational programs.

## ISSUE: RIGHT TO PRIVACY AND TO DUE PROCESS

Because OHC tenants are tenants of "public" housing and because such housing is considered to be a privilege rather than a right, there is considerable danger that the rights which tenants in the private sector take for granted - such as the right to privacy - will be severely abridged in the case of public housing tenants. Although the Committee realizes that, because of the geared-to-income nature of rental subsidies, OHC tenants must disclose information which private sector tenants need never disclose, it does feel that such invasions of privacy which are necessary should be carefully regulated. Moreover, it is the opinion of the Committee that, when people are closely regulated and when something as significant as housing is at issue, it is essential that proper procedures be in effect, that people know what these procedures are, and that these procedures apply to and be accessible to everyone.

In particular, evidence before the Committee indicates that tenants do not know whether they have a right to reasons when decisions regarding accommodation, transfer, and eviction are made, a right to appear before the decision-making body, and a right to appeal when an original decision goes against them.

As far as the right to privacy is concerned, the Committee heard testimony on the subject of the nature and function of the files that OHC keeps on its tenants - files which may contain statements from previous landlords, communications from social and financial agencies, complaints about the tenant, etc. This is the kind of information on which the Local Housing Authority may base its decision as to whether the applicant will be a "desirable tenant" and, therefore, eligible for accommodation. Nor are these files immune to abuse of another kind: for example, information in a tenant's file has been used to deny appointment to a Housing Authority Board.

It is apparently still not standard procedure to allow the applicant or the tenant to examine this file, although the Standing Procedural Affairs Committee, in its Second Report on Agencies, Boards and Commissions, tabled in 1979, made two recommendations with regard to these files: first, that applicants be allowed access to them and, secondly, that there be a formal and publicly-stated procedure outlining what information may be placed in them.



Another, related issue has been brought to the Committee's attention. As of February 1, 1980, tenants receiving Welfare and Family Benefits were required to complete a form (see Appendix F) by which they give their permission for the exchange of information between the Ministry of Housing, OHC, the Ministry of Community and Social Services, and welfare officials of local municipalities. The wording of the form is so broad as to allow for the exchange of personal information in excess of information needed for income verification. Again, the concern of tenants is that information which is hearsay or irrelevant or both may now be given even greater currency.

## RECOMMENDATIONS

It is recommended that:

85. OHC instruct all Local Housing Authorities to provide written reasons for any decision involving eviction or refusal of accommodation or transfer.
86. Tenants be guaranteed a right to appear, with counsel, at Local Housing Authority Board hearings regarding transfer, eviction, or any other proceeding that affects them.
87. Tenants be guaranteed a right to appeal to the Board of the Local Housing Authority if an original decision is made against them. From the Board they may appeal to the Tenant Appeal Board constituted within the jurisdiction of the Local Housing Authority.
88. Tenants be guaranteed a right of access to personal files and a right to file a rebuttal to any information therein.
89. OHC instruct all Local Housing Authorities to limit the content of personal files to information related to the assessment of rent and grounds for eviction as these are set out in s. 103f. of The Landlord and Tenant Act or in any legislation succeeding it.

## ISSUE: RIGHT TO INFORMATION

One of the issues that has arisen in several contexts concerns the difficulty OHC tenants face getting information about OHC policy. A recurrent complaint has been that the Field Manual is not readily accessible and that tenants, therefore, cannot inform themselves on policy regarding rents, eligibility, transfers, appeals, hearing, funding for tenant associations, etc. On the most elemental level, people do not know public housing exists, and when they do know, do not know if they are eligible for it. Similarly, OHC does not make a practice of notifying tenants when a new Housing Authority is going to be created; the Metro Toronto Housing Authority, formally constituted in October 1980, is a case in point. And, given that tenant access to OHC policy is severely limited, it follows that changes in this policy are not publicized in such a way as to keep tenants up-to-date. Moreover, there was evidence before the Committee indicating that parts of the Manual itself are in need of updating, since current OHC practice does not correspond with OHC's stated policy.

## RECOMMENDATIONS

It is recommended that:

90. Copies of the entire Field Manual be located in each Housing Authority office and be available for loan to any recognized tenants' group and to community groups, lawyers, and provincial and municipal politicians.
91. A shortened tenant handbook based on the Field Manual be prepared to incorporate references to those sections of the Field Manual of particular relevance to tenants. (See also recommendation #58.)
92. Local Housing Authority meetings be open to the public and that minutes of the meetings be published, except in those situations in which it is necessary to protect confidentiality, as, for example, in cases of individual tenant-management disputes, land purchases, etc.
93. Minutes of OHC Board meetings be published, except in those situations in which it is necessary to protect confidentiality.

94. OHC conduct a public relations campaign to inform Ontario citizens of eligibility requirements, OHC policy, etc.
95. The Ministry of Housing insure that infomation brochures and applications for OHC housing are available in key social service agency offices, municipal offices, and the offices of non-profit housing corporations.

## ISSUE: TENANT PARTICIPATION IN POLICY-MAKING

Throughout the course of the hearings, in Toronto and in the communities the Committee visited, it became clear that tenant satisfaction with OHC was determined to a significant degree by the quality of co-operation between tenants and the Local Housing Authority. The better the rapport between tenants and Housing Authority, the fewer the complaints voiced by tenants.

Although the Committee did not hear from all communities, the representations it did receive enabled it to see that certain communities have problems that others do not have. In particular, the Ottawa and Windsor Housing Authorities seem to have established good working relationships with tenant groups, with the result that both management and tenants feel that negotiation is not only possible, but productive, and that a stronger sense of community results from this kind of co-operation.

In contrast, the Hamilton-Wentworth Housing Authority seemed to be beset by problems and tenant dissatisfaction ran high. While visiting Hamilton, the Committee heard evidence of serious maintenance problems (and, indeed, saw evidence of these), of serious security problems (a murder had been committed in one project), and of insufficient recreational programming, inadequate garbage disposal facilities, and so on. In addition, communication between the Housing Authority and tenants seemed poor.

Evidence before the Committee indicates that such problems can be accounted for in a number of ways. At the most basic level, tenants do not have a voice in how their particular project is run. At the Local Housing Authority level, tenants are not allowed to elect representatives to the Housing Authority Board. And at the provincial level, the OHC Board and the Minister of Housing are not required to consult formally with tenants. Moreover, because the availability of funding for tenant associations is not widely publicized and because this funding is generally perceived as short-term and inadequate, tenant associations are not in a position to bargain effectively with the several levels of OHC management. Tenant groups may also be reluctant to apply for funding to OHC when this is the agency which they may have to confront. Some tenant representatives have the impression that they would be denied funding if they strongly opposed the Corporation on an issue.



## RECOMMENDATIONS

It is recommended that:

96. Each OHC project hold an annual meeting of tenants and project management, at which time budget priorities of the project are discussed.
97. The Ministry of Housing introduce as policy that one of the representatives of the province on each Local Housing Authority Board be an elected tenant representative.
98. When requested, the Local Housing Authority call an annual meeting of all tenants in the Authority for the purpose of electing an executive for the tenant association and representatives to the Authority Board, and for the purpose of discussing the business of the Authority.
99. At the provincial level, a committee consisting of the OHC Board of Directors, the Minister, and tenant representatives meet at least once per year to discuss issues of mutual concern.
100. Major changes in OHC policy at the provincial level and the Local Authority level be made only after consultation with tenant associations, where these exist.
101. The program for the funding of local tenant associations be revised so that the dollar amounts allowed in all three phases of the program - viz., start-up funding, organizational funding, and on-going funding — be doubled, and that, as regards on-going funding, if federal participation is not forthcoming, the province proceed with this funding on its own.
102. The program for the funding of local tenant associations, which is due to expire in 1982, be extended indefinitely.
103. Tenant associations be required to do a yearly audit of their books and that access to these books be allowed to any tenant upon the giving of 24 hours' notice.

104. The Field Manual and the tenant handbook state that, under The Landlord and Tenant Act and The Residential Tenancies Act, tenants have the right to organize and that OHC will not penalize them in any way for participating in an association of tenants.

## ISSUE: OHC LABOUR POLICY

Through a presentation and brief by the CUPE (Canadian Union of Public Employees) local which represents OHC unionized staff and through input by tenants, the Committee became aware of a number of issues which merit attention.

The Committee is convinced that some local maintenance work which is now contracted out to independent contractors could be more efficiently and economically done by on-site OHC staff. Furthermore, some private contractors doing work for OHC may not be paying their workers fair wages. Concern has also arisen over the quality of materials and workmanship of some private contractors.

OHC also engages many temporary employees who experience hardship when they are laid off. Such employees do not enjoy full benefits. Many of these employees have worked for OHC for many years.

## RECOMMENDATIONS

It is recommended that:

105. The Ontario Housing Corporation reduce, where feasible, the incidence of contracting out and make greater use of on-site staff and resources.
106. The Ontario Housing Corporation/Local Housing Authority and CUPE representatives meet on a regular basis to establish which work can realistically be done by in-house staff. Such meeting(s) could be initiated by any party. Outside contracts shall only be let where in-house staff cannot carry out such work.
107. The Ontario Housing Corporation complete its study of the cost effectiveness of contracting out as compared to the use of on-site staff.
108. The Ontario Housing Corporation continue its stringent inspection/quality control procedures when work is contracted out to insure that workmanship and materials are of suitable quality.

109. The Ontario Housing Corporation insure that all private contractors doing work for the Corporation be made aware of the provisions of Section 2(1) of The Government Contracts Hours and Wages Act. This Section stipulates that employees of contractors involved in work for the Government of Ontario be paid fair wages. Contractors shall provide OHC with information on their staff wage rates to insure compliance with this Act.
110. Wherever possible, long-term temporary employees should have the opportunity to apply for full-time positions.
111. The Ontario Housing Corporation, where possible, use tenants, hired on a part-time basis, to do minor maintenance work.



## ISSUE: SENIOR CITIZEN HOUSING

During the course of its hearings, the Committee heard many excellent briefs from individual senior citizens and groups. Senior citizens are generally pleased with the housing provided by OHC. However, a number of valid concerns were raised, which the Committee feels should be addressed in order to improve OHC senior citizen housing.

Generally, the Committee feels that recognition should be made of the fact that, in addition to economic factors which affect senior citizen needs for housing, there are also social, psychological and health factors which merit consideration in the provision and management of senior citizen housing. The Committee believes that economic and health reasons should be the major factors in assessing senior citizen housing needs. However, psychological, mental and social factors, the ability to maintain a current dwelling, and other factors should also enter into the determination of housing need.

When units are available, the Committee supports the limited provision of OHC housing to more affluent seniors. This ensures a socio-economic mix of tenants. When more affluent seniors are housed, they should pay full market rents.

Some senior citizen projects are situated far from convenient facilities and services. This causes seniors some hardship and inconvenience.

When seniors living in senior citizen housing become ill, they are usually forced to move to nursing homes or other health care facilities far removed from their home and friends. In some cases, married couples who have been together for many years are separated from each other.

The Committee also heard testimony that bachelor apartments in some older senior citizen buildings are unpopular with seniors and are therefore often vacant.

All current OHC senior citizen buildings are composed of smaller one-bedroom units. These small apartments may create some hardship for senior couples when one member suffers from a physical disability or severe chronic illness. The healthy member of the couple may not be able to get proper rest under such circumstances and the Committee sympathizes with this concern.

Seniors also expressed concern about fire safety in highrise buildings with elevators. In the event of a fire, seniors are worried about evacuation procedures.

## RECOMMENDATIONS

It is recommended that:

112. The Ontario Housing Corporation assign senior citizen housing on a priority basis to seniors in need of housing for economic or health reasons. However, mental, social and psychological factors, the ability to maintain their present dwelling, and other factors should also be considered in the determination of senior citizen housing need.
113. The Ontario Housing Corporation house more affluent seniors where suites are available. These seniors shall be charged full market rents for their accommodation.
114. The Ontario Housing Corporation locate senior citizen projects in locations with ready access to shopping, public transit and community services.
115. The Ministry of Housing actively work with the Ministries of Community and Social Services, Health, and local municipalities in order to plan and build joint senior citizen housing and nursing home complexes.
116. The Ontario Housing Corporation analyze the incidence of vacancy of bachelor apartments within senior citizen buildings. In those communities where high vacancy rates exist, the Corporation consider converting groups of bachelor suites to one-bedroom suites or renting these suites to needy single people.
117. The Ontario Housing Corporation construct a limited number of smaller two-bedroom suites in new senior citizen projects. These suites should be allocated to senior citizen couples when one person is so ill as to disturb the rest of the other, were they housed in a one-bedroom unit.

118. The Ontario Housing Corporation make it mandatory for all Local Housing Authorities, in cooperation with local fire departments, to hold regular fire drills in all senior citizen buildings in order to familiarize tenants with evacuation procedures.
119. The Local Housing Authority insure that all senior citizen building fire alarms are directly connected to local fire stations.

### DISSENTING OPINION "A"

The original formulation of Recommendation 56, agreed to by the all-party subcommittee which drafted the first version of this report, read as follows:

Each local housing authority establish a Tenant Appeal Board consisting of an elected tenant representative, an OHC-appointed representative, and a third party jointly agreed on by the other two parties, to deal with appeals from an original transfer decision. It is recommended that this third party receive an honorarium unless he or she is a provincial or municipal employee.

The New Democratic and Liberal Parties wish to go on record as supporting this formulation over the one adopted by the Committee. Their reasoning is that the independence of a Tenant Appeal Board which would be established by a Local Housing Authority can be guaranteed only if the membership of the Board includes an elected tenant representative and a third person whose neutrality is demonstrated by the fact that he or she was jointly agreed on by the tenant and OHC representatives. Both parties feel it is necessary to have direct tenant representation on this body, all the decisions of which affect tenants.


This Dissenting Statement applies to Recommendation 61 with the necessary changes in points of detail.

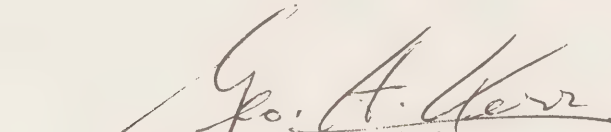





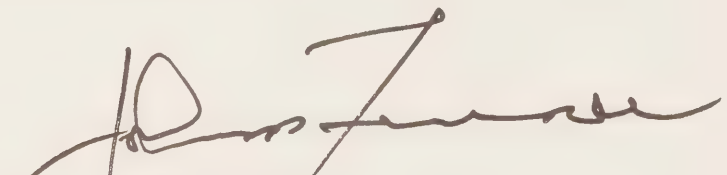
DISSENTING OPINION "B"


We, the undersigned members of the Standing Committee on Administration of Justice, submit this minority report to accompany the committee's report on Ontario Housing Corporation and Local Housing Authorities.

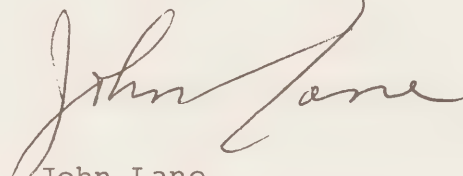
  
William Newman  
(Durham-York)


  
George Kerr, Q.C.  
(Burlington South)


  
Robert Eaton  
(Middlesex)

  
John Turner  
(Peterborough)


  
Jack Johnson  
(Wellington-Dufferin-Peel)


  
John Lane  
(Algoma-Manitoulin)

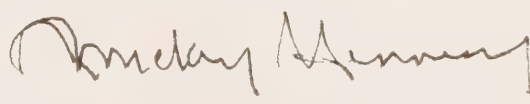
  
Norman Sterling  
(Carleton-Grenville)

  
Edward Havrot  
(Timiskaming)

A substitute member but  
did not participate in hearings.  
Bruce McCaffrey  
(Armourdale)

  
George Taylor  
(Simcoe Centre)

  
John Williams  
(Oriole)

  
Mickey Hennessy  
(Fort William)

January 29, 1981.

A Minority Report on the Standing Committee of Administration  
of Justice Report on the Ontario Housing Corporation and Local  
Housing Authorities

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While we have elected to present a dissenting view of some of the Committee's findings, we must first of all state that we concur with a majority of its recommendations on the activities of Ontario Housing Corporation and the Ministry of Housing.

There are, without questions, some issues which warrant the attention of the Minister and Ontario Housing Corporation's Board of Directors.

In these particular issues, we found that a number of excellent presentations by members of the public and representatives of various community and municipal organizations were most helpful to the committee.

There are, however, a number of the committee's recommendations which we believe are the result of a misunderstanding or misinterpretation of the policies of both OHC and the Ministry.

As well, we find that some of these recommendations do not give sufficient consideration to the evidence presented to the committee by the officials of the Ministry of Housing and OHC or to the explanations put forward by the Minister during his appearance at the committee.

We also believe that some of the committee's recommendations, particularly those relating to the expansion of OHC's mandate and reductions in rent scales, do not give credit to the heavy financial burdens already borne by the Ontario taxpayer to support this province's housing programs.

We suggest that a part of this problem is a result of the manner in which the committee conducted its deliberations.

We find that the committee's recommendations give little, if any, credit to OHC and its staff in its efforts to provide affordable housing to many disadvantaged members of our society.

Instead, it seemed that much preconceived criticism was heaped upon OHC without regard to the evidence presented by its officials to the committee in a most co-operative manner.

As a result, we feel that OHC, and to some extent the Ministry, did not receive an objective hearing before the committee, and this is reflected in some aspects of the committee's report.



Therefore, we believe we must express our opinion that from what we saw and heard during the committee's hearings we must conclude that the Ministry and OHC, are, in fact, doing a commendable job in providing housing assistance to the less fortunate citizens of this province.

We must stress the important place taxpayers must have in any discussion of housing assistance programs because they are the ones who have borne the heavy cost and will continue to do so in future.

For example, the citizens of Ontario, through their federal and provincial taxes, have invested hundreds of millions of dollars in OHC's public housing stock and support a quarter of a billion dollar deficit in OHC rental assistance annually.

Certainly, these current figures must be considered whenever an expansion of housing programs or loosening of regulations are discussed or recommended.

Through the hearings we developed a very real appreciation of some of the problems and challenges facing Ontario's public housing programs.

To be sure, there are areas which require improvement. Yet, at no time did we hear anyone calling for the abolition of OHC or the dismantling of any other housing programs. Instead we heard calls for more.

We must interpret these demands not only as a call for recognition of the housing problems occurring in some areas of the province but also as an endorsement by many groups, including tenants, of the current housing programs.

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In that context, we repeat that we find a number of the committee's recommendations in its main report unacceptable, or at very least, less than accurate in reflecting the reality of Ontario's assisted housing programs today.

In reviewing our objections to the committee's main report, we intend to discuss broad issues rather than individual recommendations, although we may refer to these from time to time to illustrate a particular point.

#### EXPANSION OF MANDATE AND PROGRAM DELIVERY

One of the major issues raised during the hearings and in the committee's report is the expansion of OHC's mandate to serve a number of new client groups.

OHC currently provides assisted housing to families, senior citizens and the physically handicapped. The corporation is also reviewing the role it might play in providing housing for developmentally handicapped persons.

A number of recommendations and remarks in the main report suggest that OHC should become involved in providing emergency housing, assisted housing for single persons under age 60 (both existing tenants no longer eligible and new applicants) and persons with emotional handicaps.

While it would be easy to agree with some of these proposals on the basis that they represent "motherhood" issues, we must suggest that the government, in being fiscally responsible, must continue to set priorities in providing housing assistance.

It must also be remembered that OHC's mandate and that of other housing programs is established in partnership with the federal government. Although the committee recommends that the Minister attempt to renegotiate current cost-sharing agreements with his federal counterpart, we would suggest that this option may not prove too fruitful in light of recent events.

As the Minister indicated in his remarks to the committee, the federal government is currently becoming more tightfisted in its support of various housing programs.

For example, we only have to look to the federal government's recent and unilateral cancellation of the Community Services Contribution Program as an indication of the problem.

Under that program, municipalities were provided with a significant incentive to participate in the municipal non-profit housing program in that they received a grant of up to 10 per cent of the capital costs of any housing project. With the cancellation of the program that incentive will be gone.

Under these circumstances it appears highly unlikely that any major expansion of OHC's mandate, such as the provision of housing to all in need under age 60, will be supported by the federal government.

At the same time, it does not appear that Ontario can, or should, go it alone in financing such major expansion of the mandate, which would not only increase OHC's substantial operating deficit of \$250 million a year, but would also require a very costly expansion of its housing stock.

In this regard, we must point out that the Minister publicly stated that his Ministry's major program for providing assisted housing is the non-profit program. Traditional OHC-type public housing will, from now on, mainly be provided in areas such as small municipalities where the private market cannot provide adequate housing or where non-profit housing corporations are not viable.

Ontario's support of the non-profit option to provide needed assisted housing results from the federal government's decision in 1978 to emphasize this program over traditional public housing.

And, in our opinion, there is much to commend the non-profit option.

We support the concept of integration of lower and moderate income groups through the maintenance of specific percentages of heavily subsidized and low-end of market tenants in each project. For this reason, we do not consider that the current ceiling of 25 per cent rent-geared-to-income units in family non-profit projects should be altered. Similarly, the ceiling of 50 per cent rent-geared-to-income units in senior non-profit projects should be maintained.

In these opinions, we disagree specifically with the committee recommendation #10, and feel that we did not hear sufficient evidence to support any adjustments of the current percentages.

Similarly, we feel that the committee's recommendations regarding the rent supplement program seem to question the concept of integrating rent-geared-to-income tenants into the community at large -- a major benefit of this program.

We also feel that the rent supplement program offers OHC an excellent vehicle for responding to short-term (i.e. three to five-year) fluctuations in the local demand for assisted housing, both in terms of the number of units required and the size of the units required.

We regard rent supplement as an economically sensible program which allows OHC to make a short-term financial commitment in order to meet additional demand rather than to make capital investments in projects which may result in vacancies when that demand disappears.

We must also point out that the rent supplement program allows OHC to take advantage of existing housing stock in the community which may be available at rents much lower than those in a newly constructed public or non-profit housing project. We cite the City of Ottawa, where vacancy rates are extremely high, as an example of a community where rent supplement units would likely be less expensive than newly constructed ones.



In the main committee report, a number of recommendations have called for OHC and the Ministry of Housing to become heavily involved in the provision of emergency housing.

Based on our understanding of the role of the Ministry and the submissions of both the Minister and ministry officials, we can not agree with the committee's stance on the emergency housing issue. (Recommendation #4).

In his statement to the committee, the Minister clearly indicated that it is not ministry policy to become involved in this area. Instead the Minister suggested, and we agree, that municipal agencies and organizations are in a much better position to respond to this need within their communities.

We feel that the role of the Ministry and OHC should be to try to assist people in obtaining adequate, affordable housing that will meet their needs over the long term. Short-term or emergency housing or housing allowances would be more appropriately provided under existing social service programs, in our opinion.

We feel the committee's Recommendation #28 that "empty" OHC units be used as emergency housing or by local hostels would be a disruptive influence in OHC projects and would only represent a stop-gap measure that would not deal effectively with the problem. There is also the following question raised by the Minister:

"If units were to be made available from existing OHC housing, would this be fair to applicants on the local waiting list?"

We think not. Such a policy would undermine OHC's entire point rating system which admirably attempts to ensure that those in greatest need over-all are assisted first.

If the Ministry of Housing has any role to play in this area, it lies within the area of studying the need for such emergency housing. We suggest that funds from the Municipal Housing Statement program could be used by municipalities to examine this problem.

Furthermore, we believe that the local housing authorities set up by OHC are quite capable of recognizing and reacting positively in cases where a family, senior citizen or disabled person faces extreme hardship, or what some may call an emergency, by using their discretion in applying OHC policy to local circumstances.

The question as to whether emergency housing is a housing or social service responsibility raises the whole issue of the extent to which OHC must try to respond to the income deficiencies of its tenants.

We refer specifically to Recommendation #37 in which the committee suggests that OHC rents be geared to "net or individual family income" rather than "gross family income" as now required under existing federal-provincial agreements.

We disagree with this recommendation for a number of reasons.

First of all, we believe that OHC should not be attempting to deal with its tenants' financial problems which are unrelated to housing. These would be much better dealt with by ministries and agencies more expert in dealing with such issues.

We also think that it would be virtually impossible for OHC to take into account the almost endless variations in the income tax and payroll deductions of its tenants and, at the same time, try to ensure that all are being treated equally.

For example, two families with exactly the same gross income and family size may have different deductions for income tax purposes such as pension contributions. If one family had more deductions than the other, and therefore lower income taxes, it might well have to pay more rent, based on a higher net income, even though both families' circumstances were essentially the same. This, in our opinion, would be unfair.

We have similar concerns about mandatory payroll deductions which are not clearly defined in the committee report.

Finally, we doubt that the federal government would agree to such a change in the rent scale and we suggest that the Ontario taxpayer should not have to bear what would be a substantial additional cost resulting from reductions in rental revenues.

We have similar objections to the suggestion that handicapped OHC tenants should receive increased income deductions before rent is calculated (Recommendation #39). These tenants already receive such a deduction in that their special disability allowances are not included in the calculation of rent. We feel that the adequacy of handicapped persons' income is not a housing issue and would, in any case, require more than the cursory glance given the issue by the committee.

#### TENANT RELATIONS

Before discussing in detail some of the tenant relations issues raised by the committee in its main report, we believe it is necessary to mention a couple of the myths which, in our opinion, appear to have colored the committee's approach.

One of these myths seems to be that OHC staff and housing authorities are intentionally and continuously arbitrary and insensitive in their dealings with tenants.

The second myth is that most of the problems in OHC projects will be solved through tenant participation in virtually every aspect of OHC's activities from provincial and local policy-making to tenant placement, security and property management.

Needless to say, both of these myths represent extreme positions but we feel that, all too often, both have given rise to various statements and recommendations of delegations appearing before the committee and the committee itself.

As far as the first "myth" goes, we must say that we generally found OHC staff to be both co-operative and interested in attempting to deal with tenants' problems. In fact, in some cases such as in Ottawa, we found local housing authority staff worked very hard to avoid such drastic measures as evictions.

And based on our own experiences with housing authority members in our constituencies, we are of the opinion that these people, all of whom are volunteers, try to be as compassionate, and yet as impartial, as possible in dealing with both applicants and tenants.

For these reasons, we have found it difficult to accept statements and recommendations which seem to portray both housing authority members and staff as villains.

On the other hand, we found the second myth, that greater tenant involvement would cure all the ills of public housing, to be somewhat naive and exaggerated.

Certainly there was evidence that tenants associations have in some cases worked successfully with project management to overcome problems and make their projects better places in which to live.

Significantly, OHC has recognized the potential of tenant involvement quite tangibly in that it provides annual funding to tenants associations across the province.

However, we feel the committee's recommendation that tenant association funding be doubled and extended indefinitely requires much more detailed study than was afforded it by the committee.



As well, we feel we must express our strong objections to recommendation #104 which implies that OHC does, in fact, penalize tenants for participating in tenant associations.

In our view, nothing could be farther from the truth. OHC not only encourages the formation of tenant associations through funding but also demonstrates its support of individual tenant involvement in such groups in the Resident's Guide given to each tenant when they move in.

From the Resident's Guide for Families we quote, "We (OHC) believe that well-run tenants' groups can do much to build a neighborhood spirit and can provide an important means for discussing matters of concern with us and other public bodies."

The committee's recommendation appears to us to be based entirely on unsubstantiated fears expressed by some tenants. As far as we know, the committee received no documented evidence that OHC has not complied with the provisions of the Landlord and Tenant Act in allowing tenants to organize.

We agree with the Minister's statement to the committee that the interests and concerns of public housing tenants can best be advanced through local tenant associations themselves meeting with local housing authority members and staff on a regular basis.

We can not agree with the committee's arguments for the inclusion of an elected tenant representative either on a local housing authority or on the tenant appeal boards which the committee has proposed for the local authorities.

On the issue of elected tenant representatives being appointed to housing authorities we concur with the Minister's remarks to the committee.

"As the Committee has already learned, tenants are serving on a number of Housing Authorities across the Province.

There is no policy which prevents tenants from being appointed to Housing Authorities provided they are nominated by either the Federal, Provincial or Municipal Government in the same manner as other Authority members.

In my view, tenants should not be appointed as representatives of organized senior citizen groups or of groups of handicapped persons or tenants generally because this would provide an opportunity for that particular group to advance their interests, perhaps at the expense of other tenants.

It is my policy to appoint persons who have acquired the skills and experience necessary to contribute to the management of a portfolio of assisted rental housing in an impartial and efficient manner.

It is people such as these, chosen from the community at large who are in the best position to represent the interest of tenants.

For example, the most recent provincial appointment to the Housing Authority in my home city is an OHC tenant, Mrs. Lussier. She was not chosen because she is a tenant or an advocate of tenant issues, but because she is a sincere person deeply involved in community affairs, and in Toronto, Beverly Folkes, another tenant, has been appointed to the Metro Toronto Housing Authority.

I would suggest that if a tenant wishes to serve, he or she has ample opportunity to seek nomination to a housing authority through any level of government making nominations. I have no objections to this and in fact I welcome it as long as the tenant seeks to serve as an individual and in the common interest of all tenants, rather than trying to advance the particular interests of special groups."

On the issue of tenant appeal boards we have a number of comments.

First of all, we must point out that the committee's report does not acknowledge the fact that OHC is currently considering the establishment of an appeal process within its housing authorities.

Nor does the report indicate that some housing authorities already have established an internal appeal process whereby tenants and applicants who are dissatisfied with a staff or housing authority decision may meet with the authority members to review the situation.

We consider that the appeal process now being developed by OHC in collaboration with its housing authorities should be internal in nature, rather than independent. We support an internal appeal mechanism because we feel that to do otherwise would undermine the autonomy of local housing authorities all of whom, we are sure, endeavor to be fair and equitable in their decisions.

However, we repeat that we do support the idea that both tenants and applicants should be able to meet with members and staff of the housing authority to appeal decisions on transfer, evictions and applications.

Any further appeal should properly be pursued through the courts or the offices of the Ombudsman, in our opinion.

#### UNION MANAGEMENT RELATIONS

In commenting on the committee's recommendations on OHC labor policy recommendations 105-111, we question the need for the committee's review of what has been traditionally an area negotiated through the collective bargaining process or established through such provincial statutes as the Crown Employees Collective Bargaining Act.

We believe that these mechanisms are probably best-suited for settling the issues encompassed by the committee's recommendations.

OHC'S IMAGE

Quite a number of the committee's recommendations are supposedly intended to assist in improving the image of public housing provided by OHC. In our view, these recommendations contribute to a negative public perception of public housing and more importantly the people living there.

For example, we find that the committee's interest in the issue of security in OHC projects greatly outweighs the small amount of concern expressed by delegations to the committee, including tenants.

As well, the entire thrust of the committee's recommendations on security/vandalism seems to imply that OHC tenants, for some reason, are more prone to vandalism and crime than is prevalent in the surrounding community.

Such recommendations as #65, #66, and #69 seem to us to do more towards maintaining the stigma attached to public housing projects and their occupants than they do towards dealing with the issue of vandalism.

We also note that OHC pays grants equivalent to local property taxes in support of local police forces and that OHC tenants, like all other citizens of that community, must rely on the police to provide basic security.



On the other hand, we acknowledge that OHC recognizes security problems occur in some of its projects and spent \$4.1 million last year to provide a supplementary security service.

However, we are concerned that the committee recommendations, if taken at face value, would be interpreted to mean that public housing projects require massive security measures to protect the tenants' homes and the public's investment.

We have similar concerns about the committee's recommendations on maintenance and garbage collection which place much more emphasis on these issues than is warranted by the evidence presented to the committee.

In conclusion, we would like to draw attention to the handling of this committee by the Chairman.

Throughout the committee hearings, we felt that the Chairman did not display the objective attitude required by his position. We were faced with the Chairman trying to direct the report to his liking and directing the way in which the report was prepared.

Normally the committee receives all presentations from anyone wishing to appear, and then makes it's report. In this case, one member of the public, who had made previous presentations, was present and continually asked by the Chairman to make comments on the opinions of the members and proposals being put forth. We felt this was very unacceptable as the groups who had made presentations

did not have the same opportunity and one person brought considerable extra pressure on the members for one perspective to be included in the report.

It is our feeling that the writing of a report should be the responsibility of the members of a committee based on the information and discussion with the public.

Recommendations to go in a report should not be the subject of discussion and debate with the public during the writing of a report.

Once the report is released then anyone is free to disagree with or support any part of the report and make further suggestions as we would hope they would do.

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## LEGISLATIVE ASSEMBLY

Sessional Paper No. 50  
4th Session 31st Parliament  
Tabled April 3, 1980

David Caeffer  
Act Clerk

Room 224 North Wing  
Parliament Buildings  
Toronto, Ontario

April 1980

The Honourable John E. Stokes  
Speaker of the Legislative Assembly

EXHIBIT No. 1

FILED ON SEP 2 1980

Mr. Speaker:

Pursuant to Standing Order 33 (b) of the Legislative Assembly, the undersigned Members of the Assembly hereby petition that the Annual Report of the Ministry of Housing for the fiscal year ending March 31 1979 tabled in the House on March 11, 1980, Sessional Paper # 11, be referred to the Standing Committee on Administration of Justice for such consideration and report as the Committee may determine.

Respectfully submitted,

*Janusz Duksza*

Janusz Duksza, MPP  
Parkdale

*David James*

*End Alma MPP*

*Marty Davidson M.P.P.*

*John A. Sherrington M.P.P.*

*George Tenint MIP*

*Marion Bryden MPP*

*James Keenleyside MPP*

*Don O'Sullivan MPP*

*Bob Mackenzie MPP*

*Dan Cooke MPP*

*Wesley Rennie*

*Richard Smith MPP*

*Colin Isaacs MPP Westwark*

*Ted Boursall, Niagara - Sandwich*

*Ceclyn Gigantes, Carleton-East*

*Don Downes*

*Floyd Laughren*

*Ed Philip*

*Ed Zigmund*



APPENDIX B  
SCHEDULE OF HEARINGS

Tuesday, 2 September 1980  
2:00 p.m.

Organization; Discussion of Background  
Paper (Exhibits A and B).

Wednesday, 3 September 1980  
10:00 a.m.

Ministry of Housing:  
R.M. Dillon, Deputy Minister.

2:00 p.m.

Labour Council of Metropolitan Toronto:  
Wally Majesky, President.  
Ron Struys, Executive Director,  
Labour Council Development Foundation.

Thursday, 4 September 1980  
10:00 a.m.

Ministry of Housing:  
R.W. Riggs, Assistant Deputy Minister,  
Community Development.  
T.J. Fagan, Manager, Market Surveys  
Section, Community Development.  
D.A.M. Wilson, Executive Director,  
Community Housing Division.

2:00 p.m.

Bruce County Housing Committee:  
Andy Cormack, Chairman.  
Alvin Thompson, Warden, Bruce County.

Monday, 8 September 1980  
2:00 p.m.

Morris Saldov.

Tuesday, 9 September 1980  
10:00 a.m.

Urban Development Institute:  
Robert Strom, Chairman, The Apartment  
Group.  
Eric LeBourdais, Public Relations Consultant.

2:00 p.m.

Jamaican-Canadian Association:  
Andrene Tavares, Community Worker.  
Bev Folkes, Coordinator, Caribbean Outreach  
Program.  
Juliette Christiansen, Community Worker.

Wednesday, 10 September 1980  
10:00 a.m.

Jane-Finch Concerned Citizens Association:  
Linda Morowei.  
Clive Banton.

2:00 p.m.

Pat O'Neill, Alderman, Ward 3, North York.  
Howard Moscoe, Alderman, Ward 4, North York.

Thursday, 11 September 1980  
10:00 a.m.

Ministry of Housing:  
J. Burkus, Executive Coordinator, Policy  
and Program Development Secretariat.  
Peter Lepik, Policy Advisor, Policy and  
Program Development Secretariat.



3:00 p.m.

Janet Howard, Alderman, Ward 7, City of Toronto.

Monday, 15 September 1980

2:00 p.m.

Tuesday, 16 September 1980

10:00 a.m.

Neighbourhood Legal Services:  
Beverly Wise, Staff Lawyer.  
Lillian Allen, Community Legal Worker.  
Rick DeGrass, Researcher.  
Wilma Marles, OHC Tenant.  
Terrance Edgar, Staff Lawyer, Mississauga Community Legal Services.

2:00 p.m.

Barry Rose.

Wednesday, 17 September 1980

9:00 a.m.

Eastern Sub-Committee, Ottawa.  
Ottawa Housing Authority:  
J.J. Muckleston, General Manager.  
L.J. Thibault, Tenant Placement Manager.

Interval House of Ottawa-Carleton:  
Claire Devlin.  
Joan Gullen, MSW.  
Sandra Lorenzana.  
Joanne New.  
Carolyn Sinclair.

Citizens Advisory Committee for the Regional Department of Social Services:  
Joan Gullen, MSW.  
Valerie Lavergne.  
Sandra Lorenzana.  
Renee Ouimet.  
Cheryl Parrott.

2:00 p.m.

Ottawa Tenants Council:  
Dorothy O'Connell, President.  
Mary Garrett, Executive Director.  
Ellen Adelberg.  
Fred Anderson.  
Aline Akeson.

Comite de Logement-occupe:  
R.R. Hudon, Consultant.

Housing Committee, Ottawa Social Planning Council:  
Carolyn Andrew, Chairman.  
Rod Manchee.

Ottawa Board of Trade:  
Len Potechin, Vice President.  
Sig Schmidt, Chairman, Municipal Affairs Committee.

Suzanne Lamont.

Wednesday, 17 September 1980  
11:00 a.m.

Western Sub-Committee, Hamilton.  
Hamilton-Wentworth Housing Authority:  
K. Dick, Chairman.  
R. Nixon, Manager.

Corporation of the City of Welland:  
V. Kersch, Planning Director.

Donald Eperson.

2:00 p.m.

Congress Crescent Tenants Association:  
Diane Dennie.  
Marjorie Oliver.  
Gay Walton.

McQuesten Community Association:  
Shirley Collins.  
Julia Hiltz.

245 Kenora Avenue Tenants:  
Victoria Flett.  
Debby Richard.

Doug McGuigan.

Brian Hicks.

Dorothy Markenson.

Thursday, 18 September 1980  
9:00 a.m.

Eastern Sub-Committee, Ottawa.  
Community Legal Services (Ottawa-Carleton):  
Robert Fox, Chairman of the Board.  
Robert Dupuis, Community Legal Worker.  
Claire Beland.

Comite de Logement-occupe:  
R.R. Hudon, Consultant.  
Florence Kingsbury, Outgoing Chairman,  
Prescott-Russell Social Assistance Recipients  
Union.

2:00 p.m.

City of Ottawa Non-Profit Housing Corporation:  
Brian Bourns, Controller, City of Ottawa.  
Ron J. Kolbus, Housing Manager.  
Pierre Crevier, Director of Property  
Management.  
Judy Forest, Policy Development Officer.

Bellevue Manor Tenants Association:  
Rita Lacelle, President.  
Claire Beland, Past President.

Thursday, 18 September 1980  
10:00 a.m.

Western Sub-Committee, Windsor.  
Windsor Housing Authority:  
A.J. Rees, Operations Manager.  
Ronald J. Ruta, Manager.

Sarnia-Lambton Community Agencies  
in conjunction with Sarnia Housing Authority  
and Sarnia-Lambton Social Planning and  
Research Council:  
Ken Burchill, Vice-Chairman of the Committee.  
Don Lamont, Committee Member.  
Mary Ann Adams.

Downtown Community Citizens Organization:  
Donna Gamble.

2:00 p.m.

City of Windsor:  
Jack Boyer, Director of Property and  
Housing.

Council of Citizens Groups (Windsor):  
Mary M.A. Deans, Chairperson.

Doreen Trumbley.

Friday, 19 September 1980  
10:00 a.m.

Eastern Sub-Committee, Kingston.  
Kingston Housing Authority:  
G.V. Roney, Chairman.  
R.J.A. Quenneville, Manager.  
John French, Former Chairman.

Corporation of the City of Kingston:  
Lois Miller, Alderman.

Help Centre:  
Theresa Houston, Coordinator.  
Patricia Sullivan.

Monday, 22 September 1980  
2:00 p.m.

Neighbourhood Legal Services:  
Beverly Wise.  
Lillian Allen.  
Rick DeGrass.  
Terrance Edgar.

Inter-Clinic Seminar on OHC:  
Beverly Wise, Neighbourhood Legal Services.  
Kenn Hale, Tenant Hotline.  
Sean Goetz-Gadon, Metro Tenants Legal  
Services.  
Terrance Edgar, Mississauga Community  
Legal Services.

7:00 p.m.

Mothers Against Discrimination:  
Patricia Fleming.  
Lillian Allen.  
Mary Anderson.  
Lila Fanuzzi.  
Lola Gayle.  
Elaine Jordan.  
Margaret McIntrye.

Robert and Helen Hood.  
Mabel Malone.

Tuesday, 23 September 1980  
10:00 a.m.

Regional Municipality of Peel:  
Frank Bean, Chairman.  
Peter Smith, Director, Social Housing,  
Department of Social Services.

2:00 p.m.

Dixon Hall Neighbourhood Social and  
Family Service Centre:  
Terry Lee, Executive Director.  
Kari Dehli, Community Worker.  
Mike Sterling, Community Worker.

Wednesday, 24 September 1980  
10:00 a.m.

Children's Aid Society of Metropolitan  
Toronto:  
Harry Smaller, Member of the Board  
and Member, Social Issues Committee.  
Marnie Bruce, Member of the Board and  
Member, Social Issues Committee.  
Eve Cork, Member of the Board and Member,  
Social Issues Committee.  
Karen Meehan, Community Worker.  
Simon Mielniczuk, Community Worker.

2:00 p.m.

City of Toronto:  
David White, Alderman.

Thursday, 25 September 1980  
10:00 a.m.

Etobicoke Ontario Housing Tenants:  
Roslyn Hazelle.  
Earla Vaters.  
Maureen Harris.  
Arlene Vickery.  
Joan Bonk.  
Pat Watkinson.  
Jeannette Zozzolotto.

2:00 p.m.

Metro Tenants Council:  
Blanche Callahan.  
Helena Clark.  
Maureen Harris.  
Morris Saldov.

Ann Harriman.

Frances Yearwood.

Andre Belair.

Monday, 29 September 1980  
2:00 p.m.

Marion Steele, Economist, University  
of Guelph.

Tuesday, 30 September 1980  
10:00 a.m.

Our Lady of Lourdes Church:  
Reverend Ken Bhagan.

Michael Stuart.

2:00 p.m.

Toronto Real Estate Board:  
Maurice S. Lamond, President.

George King, Director.  
Keith Brooks, Member, Zoning and Legislation  
Committee.  
Ken Smith, Research Director.

Canadian Mental Health Association:  
Steve Lurie, Executive Director, Metro  
Toronto Branch.  
Reg Foster, Community Mental Health  
Consultant, Ontario Division.

Wednesday, 1 October 1980  
10:00 a.m.

Co-operative Housing Federation of Toronto:  
Noreen Dunphy, Development Coordinator.

HUDAC Ontario Council:  
Peter Burns, Vice-Chairman.

2:00 p.m.

United Senior Citizens of Ontario Incorporated:  
Stephen Dwyer, Executive Member,  
President of Zone 14.  
Fred Thompson, Second Vice-President.  
Mrs. Alvina Werner, Executive Member.

Larry Smith, Housing Economist, Department  
of Political Economy, University of Toronto.

Thursday, 2 October 1980  
10:00 a.m.

Canadian Pensioners Concerned:  
Alma Venne, Member, Metropolitan Toronto  
Chapter.  
Kay Fletcher, President, Ontario Division.  
Mrs. E. Anderson, Member, Metropolitan  
Toronto Chapter.

2:00 p.m.

Wey Robinson.

Friday, 3 October 1980  
10:00 a.m.

Canadian Union of Public Employees:  
John Calvert, Research Officer.  
Grenville Jones, National Representative.  
John Abbott, President, Local 767.  
Murray Visconti, Division Chairman,  
Local 767.  
Ken McGowan, Vice-President, Local 767.

Wednesday, 8 October 1980  
10:00 a.m.

Federation of Ontario Tenants Associations:  
Jean Lance, President.  
Helen Burdeyney.  
Tom Wise.

Thursday, 9 October 1980  
3:30 p.m.

Morris Saldov.

Friday, 10 October 1980  
11:30 a.m.

Peter McInnis, Architect, Klein and Sears.



Wednesday, 15 October 1980  
9:00 a.m.

Travel to OHC Projects in Etobicoke  
and Scarborough.

Thursday, 16 October 1980  
4:00 p.m.

Federation of Metro Tenants Associations:  
Kenn Hale.  
Carol Hay.

Friday, 17 October 1980  
11:30 a.m.

Falstaff Towers Residents' Association:  
Helena Clark.  
Mary Lapensee.  
Morris Saldov.

Federation of Ontario Tenants Associations:  
Jean Lance, President.

Ministry of Housing:  
Don Malpass, Manager, Manpower Planning/Staff  
Development.

Wednesday, 22 October 1980  
10:00 a.m.

The Honourable Claude Bennett, M.P.P.  
Minister of Housing.

Thursday, 23 October 1980  
4:00 p.m.

Draft Report

Tuesday, 28 October 1980  
4:00 p.m.

Draft Report

Wednesday, 29 October 1980  
8:00 a.m.

Draft Report

Tuesday, 4 November 1980  
8:00 a.m.

Draft Report

Wednesday, 5 November 1980  
8:00 a.m.

Draft Report

Thursday, 6 November 1980  
12:00 a.m.

Draft Report

Wednesday, 26 November 1980  
10:00 a.m.

Draft Report

Wednesday, 3 December 1980  
10:00 a.m.

Draft Report

Wednesday, 17 December 1980  
10:00 a.m.  
2:00 p.m.

Draft Report

Thursday, 18 December 1980  
10:00 a.m.  
2:00 p.m.

Draft Report

Note:

The following officials of the Ontario Housing Corporation were present throughout:

Mr. D. J. Beesley - General Manager, Ontario Housing Corporation

Mrs. B. J. Niddrie - General Manager, Metropolitan Toronto Housing Authority

Mr. F. Peters - Director, Housing Operations Branch (Ontario), Ontario Housing Corporation

APPENDIX C

STANDING COMMITTEE ON ADMINISTRATION OF JUSTICE

EXHIBITS

ONTARIO HOUSING CORPORATION REVIEW

- |               |   |
|---------------|---|
| Exhibit A     | - LEGISLATIVE LIBRARY RESEARCH SERVICE - Background Paper, dated August 1980: Role, History and Current Issues Associated with the Ontario Housing Corporation. Prepared for the Standing Committee on Administration of Justice by Jerry Richmond, Research Officer.       |
| Exhibit B     | - LEGISLATIVE LIBRARY RESEARCH SERVICE - Appendices re: Exhibit A. Prepared by Jerry Richmond, Research Officer.  |
| Exhibit No. 1 | ORDER OF REFERENCE: Sessional Paper, No. 50, 4th Session, 31st Parliament, Tabled April 3, 1980.  |
| Exhibit No. 2 | - MNISTRY OF HOUSING: Annual Report 1978/79, Ontario Ministry of Housing including the annual report of: Ontario Housing Corporation; Ontario Student Housing Corporation; Ontario Mortgage Corporation; Ontario Land Corporation; North Pickering Development Corporation. |
| Exhibit No. 3 | - MINISTRY OF HOUSING: Ontario Housing Corporation Field Manual 1, Administrative Procedures (3 volumes) (5 sets only).   |
| Exhibit No. 4 | - MINISTRY OF HOUSING: Housing Ontario, Vol. 24, No. 6, July 1, 1980.   |
| Exhibit No. 5 | - RICHARD NOLET: Submission dated 7 August 1980 from Richard Nolet, 642 Wellington East, Apt. 11, Sault Ste. Marie. P6A 2M5.  |
| Exhibit No. 6 | - SARNIA-LAMBTON COMMUNITY AGENCIES: Submission from Sarnia-Lambton Community Agencies in conjunction with Sarnia Housing Authority and Sarnia-Lambton Social Planning and Research Council.  |
| Exhibit No. 7 | - MRS. EUBIE A. BUTTS: Submission dated August 7, 1980 from Mrs. Eubie A. Butts, 202 McMay, Apt. 120, London.   |
| Exhibit No. 8 | - MRS. DOREEN McLAREN: Submission dated August 10, 1980 from Mrs. Doreen McLaren, 832 King Street West, Apt. 1, Hamilton.   |
| Exhibit No. 9 | - ONTARIO ASSOCIATION OF FAMILY SERVICES: Submission dated August 12, 1980 from Robert Couchman, Secretary to the Board, 17 Dundonald Street, 3rd Floor, Toronto. M4Y 1K5.  |

- Exhibit No. 10                    -    THE CORPORATION OF THE TOWN OF PARRY SOUND: Submission dated August 12, 1980 from W. Ed Ewing, Clerk, 52 Seguin Steet, Parry Sound. P2A 1B4.
  
- Exhibit No. 11                    -    ASSOCIATION OF ONTARIO HOUSING AUTHORITIES: Submission dated August 23, 1980 from A.H. Le Masurier, Executive Director, 405-111 Avenue Road, Toronto. M45R 3J8.
  
- Exhibit No. 12                    -    MORRIS SALDOV: Submission dated August 14, 1980 from Morris Saldov, 601-35 Charles Street West, Toronto. M4Y 1R6.
  
- Exhibit No. 13                    -    VIOLET M. MITCHELL: Submission from Violet M. Mitchell, 155 Park Street South, Apt. 1116, Hamilton. L8P 3E7.
  
- Exhibit No. 14                    -    W.E. GREENFIELD: Submission dated August 12, 1980 from W.E. Greenfield, P.O. Box 971, Station A, Windsor. N9A 6P4.
  
- Exhibit No. 15                    -    THE REGION OF PEEL: Submission dated August 11, 1980 from Peter R. Smith, Director - Social Housing Department of Social Services, 10 Peel Centre Drive, Brampton. L6T 4B9.
  
- Exhibit No. 16                    -    ASSOCIATION OF MUNICIPALITIES OF ONTARIO: Submission dated August 12, 1980 from Clark Mason, President, Suite 902, 100 University Avenue, Toronto. M5J 1V6.
  
- Exhibit No. 17                    -    HOWARD F. ANDREWS: Submission dated August 12, 1980 from Howard F. Andrews, Director, The Child in the City, University of Toronto, 455 Spadina Avenue, Suite 424, Toronto. M5S 2G8.
  
- Exhibit No. 18                    -    MR. AND MRS. CAMPBELL FAUGHT: Submission dated August 14, 1980 from Mr. and Mrs. Campbell Faught, R.R. #3, Cobden. KOJ 1K0.
  
- Exhibit No. 19                    -    SHIBELITH INC. Submission dated August 12, 1980 from Mr. Gordon Moss.
  
- Exhibit No. 20                    -    TOWN OF AJAX: Submission dated August 18, 1980 from Rosanna Campbell for W.G. McLean, Regional Councillor, 65 Harwood Avenue, Ajax. L1S 2H9.
  
- Exhibit No. 21                    -    FRIENDSHIP IN ACTION: SUBMISSION DATED August 15, 1980 from Linda Snedden, Director, 362 Dufferin Avenue, London. N6B 1Z4.
  
- Exhibit No. 22                    -    CITY OF TORONTO: Submission dated August 21, 1980 from A.R.N. Woadden, Deputy City Clerk, Department of the City Clerk, City Hall, Toronto. M5H 2N2.
  
- Exhibit No. 23                    -    MRS. ALVA GORRIE: Submission dated August 19, 1980 from Mrs. Alva Gorrie, #718-632 Hale Street, London. N5W 1H5.

- Exhibit No. 24                    - INTERVAL HOUSE OF OTTAWA-CARLETON:  
Submission dated August 15, 1980.
  
- Exhibit No. 25                    - THE PETERBOROUGH HOUSING AUTHORITY:  
Submission dated August, 1980, 105 George Street  
North, Market Plaza, Peterborough. K9J 3G3.
  
- Exhibit No. 26                    - CORPORATION OF THE CITY OF  
PETERBOROUGH: Submission dated August, 1980  
from John W. Wood, Planning Director, City of  
Peterborough, on behalf of Alderman Robert Barker,  
Chairman of Housing, and on behalf of the Council,  
City Hall, 500 George Street North, Peterborough.  
K9H 3R9.
  
- Exhibit No. 27                    - LEGAL ASSISTANCE OF WINDSOR: Submission  
dated August 12, 1980 from Michael C. Ray,  
Barrister and Solicitor, 85 Wyandotte Street West,  
Windsor. N9A 5W6.
  
- Exhibit No. 28                    - THE SALVATION ARMY: Submission dated August  
20, 1980 from John D. Waldron, Commissioner, P.O.  
Box 4021, Postal Station A, Toronto. M5W 2B1.
  
- Exhibit No. 29                    - MRS. ALDA CLAXTON AND MRS. DOROTHY M.  
THOMSEN: Submission dated August 15, 1980 from  
Mrs. Alda Claxton and Mrs. Dorothy M. Thomsen,  
632 Hale Street, London, Ontario.
  
- Exhibit No. 30                    - MRS. EDNA CUNNINGHAM: Submission from Mrs.  
Edna Cunningham, 215-109 Fiddlers Green Road,  
Ancaster. L9G 1W4.
  
- Exhibit No. 31                    - STABLEFORD FARM HOMEOWNERS AND  
TAXPAYERS: Submission dated August 18 1980,  
Scarborough.
  
- Exhibit No. 32                    - CITY OF OTTAWA NON-PROFIT HOUSING  
CORPORATION: Submission dated August 21, 1980  
from Ron J. Kolbus, Housing Manager, 214 Hopewell  
Avenue, Ottawa, Ontario. K1S 2Z5.
  
- Exhibit No. 33                    - UNITED SENIOR CITIZENS OF ONTARIO, ZONE 14:  
Submission dated August 20, 1980 from Stephen  
Dwyer, President, Zone 14, U.S.C.O. Inc., 88  
Maplewood Avenue, Hamilton.
  
- Exhibit No. 34                    - CITIZENS ADVISORY COMMITTEE TO THE SOCIAL  
SERVICES COMMITTEE OF OTTAWA-CARLETON:  
Submission dated August 20, 1980.
  
- Exhibit No. 35                    - CORPORATION OF THE CITY OF STRATHROY:  
Submission dated 20 August, 1980 from J. Loren  
Gorman, 52 Frank Street, Strathroy.
  
- Exhibit No. 36                    - SOCIAL PLANNING COUNCIL OF AJAX-  
PICKERING: Submission dated August, 1980 from  
the Housing Committee.



- Exhibit No. 37                    - PAT O'NEILL AND HOWARD MOSCOE: Submission dated August 21, 1980 from Pat O'Neill, Alderman, Ward 3, and Howard Moscoe, Alderman, Ward 4, Borough of North York, 5100 Yonge Street, Willowdale. M2N 5V7.
  
- Exhibit No. 38                    - THE CORPORATION OF THE CITY OF HAMILTON: Submission dated August 22, 1980 from William M. McCulloch, Chairman, Planning and Development Committee, City Hall, Hamilton. L8N 3T4.
  
- Exhibit No. 39                    - CORPORATION OF THE CITY OF WOODSTOCK: Submission dated August 22, 1980 from Alderman Chas. M. Tatham, City Hall, P.O. Box 40, Woodstock. N4S 7W5.
  
- Exhibit No. 40                    - CITY OF WATERLOO: Submission dated August 19, 1980 from Marjorie Carroll, Mayor, Marsland Centre, Waterloo. N2J 4A8.
  
- Exhibit No. 41                    - THE CORPORATION OF THE TOWN OF ESPANOLA: Submission dated August 22, 1980 from Merwyn P. Sheppard, Deputy Clerk-Treasurer, P.O. Box 638, Espanola. POP 1CO.
  
- Exhibit No. 42                    - ALFRED RIGO: Submission dated August 20, 1980 from Alfred Rigo, 475 Bronte Street, R.R. #2, Milton. L9T 2X6.
  
- Exhibit No. 43                    - MRS. RUTH MARR: Submission dated August 22, 1980 from Mrs. Ruth Marr, 200 Wellesley Street East, Apt. 2208, Toronto. M4X 1G3.
  
- Exhibit No. 44                    - SOCIAL PLANNING COUNCIL OF OTTAWA-CARLETON: Submission dated August 21, 1980 from The Housing Committee.
  
- Exhibit No. 45                    - LINK COMMUNITY INFORMATION AND REFERRAL SERVICE: Submission dated August 22, 1980 from Freda Muscovitch, Co-ordinator.
  
- Exhibit No. 46                    - MOHAWK GARDENS SENIORS ASSOCIATION: Submission dated August 18, 1980 from Tony Adourian, President and H. Stockwell, Secretary, 395 Mohawk Road East, Hamilton. L8V 4S6.
  
- Exhibit No. 47                    - SOCIAL PLANNING COUNCIL OF METROPOLITAN TORONTO: Submission dated August 21, 1980 from Edward J. Pennington, Executive Director, 185 Bloor Street East, Toronto. M4W 3J3.
  
- Exhibit No. 48                    - YORK COMMUNITY SERVICES: Submission dated August 26, 1980 from Paul Bentley, Staff Lawyer, 1651 Keele Street, Toronto. M6M 3W2.
  
- Exhibit No. 49                    - CONGRESS CRESCENT TENANT'S ASSOCIATION: Submission from 50 Congress Crescent, Unit 7, Hamilton. L8K 6L8.

- Exhibit No. 50 - ONTARIO METIS AND NON-STATUS INDIAN ASSOCIATION: Submission dated August 25, 1980 from Chris McCormick, Vice-President, 5385 Yonge Street, Suite 30, Willowdale. M2N 5R7.
- Exhibit No. 51 - CORPORATION OF WELLAND: Submission dated August 21, 1980 from Eugene F. Stranges, Mayor.
- Exhibit No. 52 - THE CITY OF BARRIE: Submission from R. Bates, Director of Planning and Development for the Council, Box 400, Barrie. L4M 4T5.
- Exhibit No. 53 - OTTAWA TENANTS COUNCIL: Submission dated August, 1980 from 346 Frank Street, Ottawa. K2P OY1.
- Exhibit No. 54 - SUDBURY COMMUNITY LEGAL CLINIC: Submission dated August 21, 1980 from Joan Kuyek, Community Legal Worker, Sudbury Community Legal Clinic, 60 Eyre Street South, Sudbury. P3C 4A7.
- Exhibit no. 55 - THE CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO: Submission dated August 25, 1980 from Doug Barr, Executive Director.
- Exhibit No. 56 - MINISTRY OF HOUSING: Information Kits re: Ontario Housing Corporation.
- Exhibit No. 57 - BLOOR BATHURST INFORMATION CENTRE: Submission dated August 28, 1980 from Carol Jones, 1006 Bathurst Street, Toronto. M5R 3G8.
- Exhibit No. 58 - MICHAEL ABRAMOVITZ: Submission dated August 27, 1980 from Michael Abramovitz, 898 Elmsmere, #15, Ottawa. K1J 7T6.
- Exhibit No. 59 - RON HANCOCK: Submission dated August 27, 1980 from Ron Hancock, R.R. #4, Peterborough.
- Exhibit No. 60 - CO-OPERATIVE HOUSING FEDERATION OF TORONTO INC: Submission dated August 28, 1980 from Noreen Dunphy for the Board of Directors, 299 Queen Street West, Suite 501, Toronto. M5V 1Z9.
- Exhibit No. 61 - MCQUESTEN LEGAL AND COMMUNITY SERVICES: Submission dated August 27, 1980 from Berta Zaccardi, Barrister and Solicitor, and David Mitchell, Community Co-ordinator, 360-A Queenston Road, Hamilton. L8K 1H9.
- Exhibit No. 62 - CITY OF OTTAWA NON-PROFIT HOUSING CORPORATION: Supplementary submission dated August 28, 1980 from Ron J. Kolbus, Housing Manager.
- Exhibit No. 63 - BOROUGH OF ETOBICOKE: Submission dated August 26, 1980 from B.J. Morrison, M.C.I.P., Commissioner of Planning, Civic Centre, Etobicoke. M9C 2Y2.

- Exhibit No. 64 - MRS. AGNES WAYE: Submission dated August 28, 1980 from Mrs. Agnes Waye, 365 Parliament Street, #208, Toronto. M5A 2Z9.
- Exhibit No. 65 - THE REGIONAL MUNICIPALITY OF WATERLOO: Submission dated August 29, 1980 from James E. Gray, Chairman, Marsland Centre, Waterloo. N2J 4G7.
- Exhibit No. 66 - LABOUR COUNCIL OF METROPOLITAN TORONTO: Submission dated September 2, 1980 from Wally Majesky, President, 15 Gervais Drive, Room 407, Don Mills.
- Exhibit No. 67 - ONTARIO HOUSING CORPORATION: Metro Housing Operations Branch, Tenant Placement: Family and Senior Citizens Applications for the month of July, 1980.
- Exhibit No. 68 - ONTARIO HOUSING CORPORATION: Point Rating System in Metropolitan Toronto. Presented by Mrs. B.J. Niddrie, Director, Housing Operations Branch (Metro).
- Exhibit No. 69 - ONTARIO HOUSING CORPORATION: Housing Management and Rent Supplement Programs: Three Year Comparison. Dated September 3, 1980.
- Exhibit No. 70 - ONTARIO HOUSING CORPORATION: Public Housing Supply and Demand Information System: Table II - Waiting Lists (various regions of Ontario).
- Exhibit No. 71 - ONTARIO HOUSING CORPORATION: Community Sponsored Housing Program: Non-Profit Administration. Subject: Transfers: From Public Housing to a Non-Profit Project.
- Exhibit No. 72 - LEGISLATIVE LIBRARY RESEARCH SERVICE: Background Notes: Schedules of Local Housing Authorities in Ontario. Dated September 4, 1980. Prepared by Jerry Richmond, Research Officer.
- Exhibit No. 73 - BRUCE COUNTY HOUSING COMMITTEE: Submission: "Paisley Senior Citizens."
- Exhibit No. 74 - BRUCE COUNTY HOUSING COMMITTEE: Supplementary submission (correspondence) (one set only).
- Exhibit No. 75 - COMTE DE LOGEMENT-OCCUPE: Submission dated 22 August 1980, from R.R. Hudon, Consultant.
- Exhibit No. 76 - COMTE DE LOGEMENT-OCCUPE: Supplementary submission (appendices A-H re: Exhibit No. 75) from R.R. Hudon (one set only).
- Exhibit No. 77 - CITY OF PORT COLBORNE: Submission dated August 22, 1980 from Glen Barker, City Planner, 239 King Street, Port Colborne. L3K 4G8.



- Exhibit No. 78                    - CITY OF PETERBOROUGH: Supplementary submission dated September 3, 1980 from John W. Wood, Planning Director, City Hall, 500 George Street North, Peterborough. K9H 3R9.
  
- Exhibit No. 79                    - SOCIAL PLANNING COUNCIL OF ST. CATHARINES AND THOROLD: Submission dated September 5, 1980, from Gertrude Williamson, Executive Director, Victoria School, 173 Niagara Street, St. Catharines, Ontario. L2R 4M1.
  
- Exhibit No. 80                    - JANE-FINCH CONCERNED CITIZENS ASSOCIATION: Submission.
  
- Exhibit No. 81                    - ONTARIO HOUSING CORPORATION: Housing Authorities' Circular Letter No. 80-21; Direct Managers' Circular Letter No. 80-21. Subject: Energy Conservation in Ontario Housing Corporation. From D.J. Beesley, P.Eng., General Manager, Ontario Housing Corporation.
  
- Exhibit No. 82                    - ONTARIO HOUSING CORPORATION: Fact Sheet: Attention: Mrs. B. Niddrie, Re: Inquiry from Justice Committee concerning elevators, South Regent Park. From P.A. Peterson.
  
- Exhibit No. 83                    - ONTARIO HOUSING CORPORATION: The Funding of Local Tenant Associations, Record of Funding.
  
- Exhibit No. 84                    - MINISTRY OF HOUSING: Submission dated 11 September 1980 - Housing Allowances: Alternative Approaches. Presented by Policy and Program Development Secretariat.
  
- Exhibit No. 85                    - LEGISLATIVE LIBRARY RESEARCH SERVICE: Background information dated September 1980: Cost Comparison of Rent Supplement Housing and Government Owned and Operated Public Housing: Experience in the United States and Ontario. Prepared by: Jerry Richmond, Research Officer.
  
- Exhibit No. 86                    - SOCIAL PLANNING COUNCIL OF OTTAWA-CARLETON: Supplementary submission: Housing Need in Ottawa-Carleton: A Community Assessment. Dated September 1978. Prepared by Judy Forest, Housing Consultant.
  
- Exhibit No. 87                    - SOCIAL PLANNING COUNCIL OF OTTAWA-CARLETON: Supplementary submission dated Summer, 1978: Survey of Special Housing Needs by the Housing Council for Persons with Special Needs of the Social Planning Council of Ottawa-Carleton.
  
- Exhibit No. 88                    - OTTAWA BOARD OF TRADE: Submission: Excerpts from Report on "Public Housing in Ottawa" by the Task Force of the Municipal Affairs Committee of the Ottawa Board of Trade, 100 Kent Street, 27th Floor, Holiday Inn, Ottawa-Centre, Ottawa. K1P 5R7.

- Exhibit No. 89                    -    SOCIAL PLANNING COUNCIL OF OTTAWA-CARLETON: "Operating Subsidies for Ontario Housing Corporation units double". Excerpt (pp. 30-1) from "Housing Ontario", Vol. 23 Nos. 5 & 6, September/October, 1979.
  
- Exhibit No. 90                   -    OTTAWA HOUSING AUTHORITY: Field Manual 1 - Policies and Administration: Rent Scale, General. Date Issued: August 15, 1978.
  
- Exhibit No. 91                   -    COMMUNITY LEGAL SERVICES (OTTAWA-CARLETON): Submission dated September, 1980, 71 Daly Street, Ottawa. K1N 6E3.
  
- Exhibit No. 92                   -    COMTE DE LOGEMENT-OCCUPE: - Memoire: Revision de la Societe d'habitation de l'Ontario. Dated September, 1980. Presented by Logement-Occupe, 517, rue McGill, Hawkesbury.
  
- Exhibit No. 93                   -    OTTAWA TENANTS COUNCIL: Supplementary submission dated September 18, 1980, from Dorothy O'Connell.
  
- Exhibit No. 94                   -    BELLEVUE MANOR TENANTS ASSOCIATION: Submission dated September 12, 1980.
  
- Exhibit No. 95                   -    SARNIA-LAMBTON COMMUNITY AGENCIES: Supplementary submission: "Summary: Assisted Housing Study - Grey Area Cases."
  
- Exhibit No. 96                   -    COUNCIL OF CITIZENS' GROUPS (WINDSOR): Submission dated September 18, 1980 from Mary M.A. Deans, Chairperson, c/o 3440 Bloomfield Road, Windsor. N9C 1R6.
  
- Exhibit No. 97                   -    DOREEN TRUMBLEY: Brief to the Standing Committee on Justice.
  
- Exhibit No. 98                   -    CITY OF WINDSOR: Submission dated September 11, 1980 from John L. Boyer, Director of Property and Housing.
  
- Exhibit No. 99                   -    WINDSOR HOUSING ACTION COALITION: Submission dated May 22, 1980 from Donna Gamble, 495 Glengarry Avenue, Windsor. N9A 1P5.
  
- Exhibit No. 100                  -    THE CORPORATION OF THE CITY OF KINGSTON: "Kingston Brief to the Legislative Committee examining the role of Housing Authorities and Ontario Housing Authority.
  
- Exhibit No. 101                  -    NEIGHBOURHOOD LEGAL SERVICES: Letter dated August 21, 1980 from Michael J. Axford, Co-ordinator, Contract Management Program, Ontario Housing Corporation.
  
- Exhibit No. 102                  -    NEIGHBOURHOOD LEGAL SERVICES: Supplementary submission: "In the County Court of the Judicial District of York...Between: Her Majesty the Queen... and Joseph Bishop."



- Exhibit No. 103                    - NEIGHBOURHOOD                    LEGAL                    SERVICES:  
Supplementary submission: "In the Supreme Court of Ontario Toronto Weekly Court... Between Ontario Housing Corporation... and Gerald Sharpe."
- Exhibit No. 104                    - ONTARIO HOUSING CORPORATION: "Sensitivity to Multi-cultural Groups". Submission dated September 1980.
- Exhibit No. 105                    - ONTARIO HOUSING CORPORATION: "Outlines": Ontario Housing Corporation; Local housing authorities; Ontario Housing Corporation's point-rating system in Metro Toronto; Assisted housing: Guidelines for admission and continued eligibility.
- Exhibit No. 106                    - MOTHERS AGAINST DISCRIMINATION: Submission dated September 22, 1980.
- Exhibit No. 107                    - UNEMPLOYMENT HELP CENTRE (KINGSTON): Submission dated September 19, 1980 from Theresa Houston, Co-ordinator, 346½ Princess Street, Kingston.
- Exhibit No. 108                    - THE CORPORATION OF THE CITY OF CHATHAM: Letter, with attachment, dated September 10, 1980 to Planning for People Limited, Chatham, from L.D. Groombridge, City Manager, P.O. Box 640, Chatham. N7M 5K8.
- Exhibit No. 109                    - LABOUR COUNCIL OF METROPOLITAN TORONTO: Supplementary submission dated September 8, 1980 from Wally Majesky, President.
- Exhibit No. 110                    - DIXON HALL NEIGHBOURHOOD SOCIAL AND FAMILY SERVICE CENTRE: Submission dated September 15, 1980 from Dixon Hall Neighbourhood Service Centre, 58 Sumach Street, Toronto. M5A 3J7.
- Exhibit No. 111                    - THE ROGEST DELOS DAVIS LAW ASSOCIATION: Submission from Paul Braithwaite, Secretary, 4202 Dundas Street West, Toronto.
- Exhibit No. 112                    - THE REGIONAL MUNICIPALITY OF PEEL: Supplementary submission dated September 22, 1980 from R. Frank Bean, Chairman, 10 Peel Centre Drive, Brampton. L6T 4B9.
- Exhibit No. 113                    - ONTARIO HOUSING CORPORATION: Issue Analysis dated September 23, 1980: Summary of Reasons for Move Out, Metropolitan Toronto, January 1, 1980 - August 31, 1980. Presented by Mrs. B.J. Niddrie, Director, Housing Operations Branch (Metro).
- Exhibit No. 114                    - ONTARIO HOUSING CORPORATION: Letter dated December 18, 1979 to Rick Degross, Toronto from Mrs. B.J. Niddrie, FIHM, Director, Metro Toronto Housing Operations Branch.

- Exhibit No. 115                    -   CITY OF TORONTO:    Supplementary submission dated September 19, 1980 from Roy V. Henderson, City Clerk.
  
- Exhibit No. 116                    -   ETOBICOKE OHC TENANTS: Submission: Etobicoke OHC Tenants Presentation to the Committee on the Administration of Justice.
  
- Exhibit No. 117                    -   METRO TENANTS COUNCIL    Submission dated September 25, 1980 from the Working Committee of the Metro Tenants Council, 1555 Queen Street East, Suite 502, Toronto. M4L 1E6.
  
- Exhibit No. 118                    -   ONTARIO HOUSING CORPORATION:    Submission dated September 1980: "Re - Transfers".
  
- Exhibit No. 119                    -   ONTARIO HOUSING CORPORATION:    Outline: Ontario Housing Corporation's point-rating system in Metro Toronto.
  
- Exhibit No. 120                    -   ONTARIO HOUSING CORPORATION:    Outline: Assisted housing: Guidelines for admission and continued eligibility.
  
- Exhibit No. 121                    -   ONTARIO HOUSING CORPORATION: Booklet dated January 1979: You and your home - A resident's guide.
  
- Exhibit No. 122                    -   ONTARIO HOUSING CORPORATION: Booklet dated August 1979: You and your home - A Resident's guide for senior citizens.
  
- Exhibit No. 123                    -   MINISTER OF HOUSING: Letter dated September 18, 1980 to Ed Philip, M.P.P., Chairman, Standing Committee on Administration of Justice from the Honourable Claude Bennett, M.P.P., Minister of Housing.
  
- Exhibit No. 124                    -   LEGISLATIVE LIBRARY RESEARCH SERVICE - Supplementary information dated September 1980: Cost Comparison of Private Rent Supplement Housing and Government Owned and Operated Public Housing - CMHC Study for Metro Toronto. Prepared by Jerry Richmond, Research Officer.
  
- Exhibit No. 125                    -   MICHAEL STUART - Submission dated September 30, 1980; "Strategies for Delivering Assisted Housing".
  
- Exhibit No. 126                    -   ONTARIO                    HOUSING                    CORPORATION: Supplementary information dated September, 1980: Rent Supplement Program: Age of Rent Supplement Buildings in portfolios across the Province.
  
- Exhibit No. 127                    -   ONTARIO                    HOUSING                    CORPORATION: Supplementary information dated September 1980; Summary of Training Provided for Field Employees Through Staff Training and Development Committee July 1, 1979-June 30, 1980.

- Exhibit No. 128                    -   MINISTRY OF HOUSING: Information package on "Non-Profit Housing" dated September 12, 1980 from R.W. Riggs, Assistant Deputy Minister, Community Development Wing.
  
- Exhibit No. 129                    -   MARION STEELE: Costs for a New 2-Bedroom Apartment in 1980.
  
- Exhibit No. 130                    -   ONTARIO HOUSING CORPORATION: Statistic Report: Landlord and Tenant Cases, January 4, 1980 to August 11, 1980.
  
- Exhibit No. 131                    -   LEGISLATIVE LIBRARY RESEARCH SERVICE: Comparison of Expenditures and Revenues re: Senior Citizens and Family RGI Units, 1979.
  
- Exhibit No. 132                    -   TORONTO REAL ESTATE BOARD: Submission dated September 30, 1980 from M.S. Lamond, President.
  
- Exhibit No. 133                    -   ONTARIO HOUSING CORPORATION: Supplementary information dated September 29, 1980: Tenants on strike or locked out: Rents Payable.
  
- Exhibit No. 134                    -   CANADIAN MENTAL HEALTH ASSOCIATION: Submission dated September 30, 1980: "Housing Needs of Psychiatric Patients". Presented by the Canadian Mental Health Association, Ontario Division and Metropolitan Toronto Branch.
  
- Exhibit No. 135                    -   CANADIAN MENTAL HEALTH ASSOCIATION: Supplementary submission dated August 1979: Housing Position Paper #2. Prepared by: The Joint Housing Committee of Community Resources Consultants of Toronto and C.M.H.A. Metropolitan Toronto Branch.
  
- Exhibit No. 136                    -   TENANTS OF WARDEN WOODS COMMUNITY, SCARBOROUGH: Submission dated September 6, 1980 from tenants, 3 Cataraqui Crescent, Scarborough. MIL 1N6.
  
- Exhibit No. 137                    -   ASSOCIATION OF ONTARIO HOUSING AUTHORITIES: Submission dated September 29, 1980 from A.H. Le Masurier, Executive Director, 405-111 Avenue Road, Toronto. M5R 3J8.
  
- Exhibit No. 138                    -   CORPORATION OF CARLETON PLACE: Submission dated September 16, 1980 from Duncan H. Rogers, Secretary of Committee 3, Town Hall, Carleton Place. K7C 2V8.
  
- Exhibit No. 139                    -   COOPERATIVE HOUSING FEDERATION OF TORONTO: Pamphlet: Co-operative Housing, An Alternative.
  
- Exhibit No. 140                    -   COOPERATIVE HOUSING FEDERATION OF TORONTO: Pamphlet: Opening the door to more than just a place to live.



- Exhibit No. 141                    -    UNITED SENIOR CITIZENS OF ONTARIO:  
Submission from Stephen Dwyer, Chairman, Housing,  
Alvina Werner, Executive Member and Fred  
Thompson, 2nd Vice-President, 3505 Lake Shore Blvd.  
West, Toronto. M8W 1N5.
  
- Exhibit No. 142                    -    UNITED SENIOR CITIZENS OF ONTARIO:  
Supplementary Submission: Letter dated August 29,  
1980 to "Senior Citizen Housing Applicant" from J.R.  
Watterson, Secretary-Treasurer and Housing  
Manager, West Kenora District Housing Authority, 20  
Main Street South, Kenora. P9N 1S7.
  
- Exhibit No. 143                    -    UNITED SENIOR CITIZENS OF ONTARIO:  
Supplementary Submission: Application for  
acceptance - Riverside and Bridge Project, City of  
Windsor Housing Company Limited.
  
- Exhibit No. 144                    -    FRED YOUNG, M.P.P. Memorandum dated 1980 05  
12 to Board of Director Re: Charts re: Waiting List,  
Housing Portfolio and Vacancies, from George S.  
Coleman, General Manager, The Metropolitan  
Toronto Housing Company Limited.
  
- Exhibit No. 145                    -    CITY OF NORTH BAY: Submission dated September  
22, 1980 from B. Harrison, Deputy Clerk, P.O. Box  
360, City of North Bay. P1B 8H8.
  
- Exhibit No. 146                    -    ONTARIO HOUSING CORPORATION:  
Supplementary information dated October 1, 1980:  
Metropolitan Toronto F.P. 6/58 - Scarlettwood  
Landscape upgrading. Prepared by D.J. Beesley,  
General Manager.
  
- Exhibit No. 147                    -    ONTARIO HOUSING CORPORATION:  
Supplementary information: Detailed plans of Phase  
I, Site Improvements, Scarlett Woods, Metro FP 6/58  
(one copy only).
  
- Exhibit No. 148                    -    ONTARIO HOUSING CORPORATION:  
Supplementary information: Detailed plans of Phase  
II, Site Improvements, Scarlett Woods, Metro FP 6/58  
(one copy only).
  
- Exhibit No. 149                    -    ONTARIO HOUSING CORPORATION:  
Supplementary information: Photographs of garbage  
bin enclosures used in OHC projects in Metropolitan  
Toronto (one set only).
  
- Exhibit No. 150                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Background information dated October 1980:  
Highlights of Major Studies that have influenced  
Ontario's Social/Assisted Housing Policy and  
Programs. Prepared by Jerry Richmond, Research  
Officer.
  
- Exhibit No. 151                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Background information dated October 1980:  
Summary of: Newman, Oscar. Defensible Space -  
Crime Prevention through Urban Design. Prepared  
by Jerry Richmond, Research Officer.

- Exhibit No. 152 - CANADIAN UNION OF PUBLIC EMPLOYEES: Submission dated September, 1980: "A Union Perspective on the Future of Public Housing in Ontario". Presented by: Local 767, Canadian Union of Public Employees.
- Exhibit No. 153 - CANADIAN UNION OF PUBLIC EMPLOYEES: Press Release dated October 2, 1980 from Local 767, 15 Gervais Drive, Suite 408, Don Mills. M3C 1Y8.
- Exhibit No. 154 - CANADIAN UNION OF PUBLIC EMPLOYEES: Supplementary submission: Article 12 - Wage Rates and Classifications.
- Exhibit No. 155 - CANADIAN UNION OF PUBLIC EMPLOYEES: Supplementary submission dated February 1979: Duties and Qualifications of: labourer, caretaker, truck-traction driver, serviceman general, serviceman heating, serviceman appliances, shift engineer - 3rd class, shift engineer - 4th class.
- Exhibit No. 156 - CANADIAN UNION OF PUBLIC EMPLOYEES: Supplementary submission: Chapter 194, The Government Contracts Hours and Wages Act.
- Exhibit No. 157 - CANADIAN UNION OF PUBLIC EMPLOYEES: Supplementary submission: "This is an Infomation Picket. Read on..."
- Exhibit No. 158 - ED PHILIP, M.P.P. Letter dated July 17, 1980 to Mr. F.H. Peters, Director, Housing Operations (Ontario) from Ms. H.R. Gizikoff, Apt. 1A, 10 Brandow Court, Stoney Creek. L8G 1V3.
- Exhibit No. 159 - ONTARIO HOUSING CORPORATION: Supplementary information dated October 2, 1980: The Use of Recreation Rooms in OHC Buildings. Prepared by: D.J. Beesley, General Manager.
- Exhibit No. 160 - FEDERATION OF ONTARIO TENANTS ASSOCIATIONS: Submission dated October 2, 1980 from Jean Lance, President, The Federation of Ontario Tenants Associations (F.O.T.A.).
- Exhibit No. 161 - ONTARIO HOUSING CORPORATION: Supplementary information dated October 2, 1980: Private Management of Ontario Housing Projects. Prepared by D.J. Beesley, General Manager.
- Exhibit No. 162 - ONTARIO HOUSING CORPORATION: Standing List of Rotational Contractors.
- Exhibit No. 163 - ONTARIO HOUSING CORPORATION: Highrise Buildings in Metropolitan Toronto: Project Name; Location; No. of Elevators.
- Exhibit No. 164 - LEGISLATIVE LIBRARY RESEARCH SERVICE: Letters dated October 3, 1980 and October 6, 1980 to Mr. John Bateman, Ontario Fire Marshall, and Mr. Graham Adams, Director, Building Code Branch, Ministry of Consumer and Commercial Relations, respectively, from Jerry Richmond, Research Officer.



- Exhibit No. 165                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Summary of hearings: Western Sub-committee,  
Eastern sub-committee. Prepared by: Merike  
Madisso, Jerry Richmond, Research Officers.
  
- Exhibit No. 166                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Information dated October 8, 1980: An Overview of  
European Housing Allowance Programs and Their  
Results. Prepared by: Merike Madisso, Research  
Officer.
  
- Exhibit No. 167                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Information dated October 8, 1980: Comparison  
between Federal and Provincial Rent Scales and  
Income Definitions. Prepared by Merike Madisso,  
Research Officer.
  
- Exhibit No. 168                    -    LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Articles dated October 2, 1980 from Toronto Star,  
"Province opens files but readers are few", dated  
October 4, 1980 from Toronto Star, "Union assails  
slum housing"; dated September 19, 1980 from  
Calgary Herald, "Private sector urges government to  
end housing subsidy programs".
  
- Exhibit No. 169                    -    ROSLYN HAZELLE: Letter dated 9 October 1980 to  
the Chairman of the Committee relating to concerns  
about an Ontario Housing unit.
  
- Exhibit No. 170                    -    ONTARIO HOUSING CORPORATION: Data sheets  
on OHC projects: Tandridge Cr. I, Thistletown I,  
Thistletown II, Willowridge/Richview.
  
- Exhibit No. 171                    -    ONTARIO HOUSING CORPORATION: Data sheets  
on OHC projects: Finch/Birchmount,  
Mornelle/Morningside, Mornelle/Ellesmere.
  
- Exhibit No. 172                    -    FEDERATION OF METRO TENANTS'  
ASSOCIATIONS: Submission dated October 16, 1980  
from Kenneth Hale, Chairperson, 165 Spadina  
Avenue, Suite 26, Toronto. M5T 2C4.
  
- Exhibit No. 173                    -    METRO TENANTS COUNCIL: Supplementary  
submission from: Helana Clark, Falstaff; Maureen  
Harris, Scarlettwood; Blanche Callahan,  
Parkwoods/Rayoak; Sam McPherson and Bernadine  
Maxam, Regent Park; Morris Saldov, Charles Street.
  
- Exhibit No. 174                    -    URBAN DEVELOPMNT INSTITUTE ONTARIO:  
Submission dated Tuesday, September 9, 1980.
  
- Exhibit No. 175                    -    ED PHILIP, M.P.P. Article from The Lakeshore  
Advertiser/The Etobicoke Guardian, dated  
Wednesday, October 8, 1980: "Tenants of OHC air  
gripes at public inquiry".
  
- Exhibit No. 176                    -    ONTARIO HOUSING CORPORATION: Letter dated  
October 15, 1980 to Mr. Ed Philip, Chairman, from  
(Mrs.) B.J. Niddrie, General Manager, Metro Toronto  
Housing Authority, Re: Mrs. R. Hazel, 166  
Jamestown Crescent.

- Exhibit No. 177 - ONTARIO HOUSING CORPORATION: Supplementary information: Durtis Industries. Prepared by Mrs. B.J. Niddrie, General Manager, Metropolitan Toronto Housing Authority.
- Exhibit No. 178 - LEGISLATIVE LIBRARY RESEARCH SERVICE: Background information dated October 80: Status of Legal/Constitutionality Appeal to the Supreme Court of Canada of The Residential Tenancies Act. Prepared by Jerry Richmond, Research Officer.
- Exhibit No. 179 - FALSTAFF TOWERS RESIDENTS' ASSOCIATION: Submission dated October 17, 1980.
- Exhibit No. 180 - MINISTER OF HOUSING: Opening remarks dated October 22, 1980 of the Honourable Claude Bennett, Minister of Housing to the Standing Committee on Administration of Justice.
- Exhibit No. 182 - OTTAWA HOUSING AUTHORITY: Submission dated October 15, 1980 from V.D. Mooney, A/General Manager, 220 Laurier Avenue West, Ottawa. K1P 5Z8.
- Exhibit No. 183 - ONTARIO HOUSING CORPORATION: Letter dated October 8, 1980 from D.J. Beesley, P.Eng., General Manager re: Ms. H.R. Gizikoff.
- Exhibit No. 184 - D. WARNER, M.P.P.: Letter dated March 14, 1979 to Ms. Dorothy O'Connell, President, Ottawa Tenants Council, from William G. Davis, Premier of Ontario.
- Exhibit No. 185 - MINISTRY OF THE SOLICITOR GENERAL: Letter dated October 20, 1980 to J. Richmond, Research Officer, from J.R. Bateman, Fire Marshall, Public Safety Division, 590 Keele Street, Toronto. M6N 4X2 re: Fire safety in senior citizens housing.
- Exhibit No. 186 - MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS: Letter dated October 21, 1980 to Jerry Richmond, Research Officer, from G. Adams, Director, Building Code Branch, Technical Standards Division, 400 University Avenue, Toronto. M7A 2J9 re: Fire safety in senior citizens' high rise apartment buildings.
- Exhibit No. 187 - MINISTER OF HOUSING: Letter dated October 22, 1980 to the Chairman of the Committee from the Honourable Claude Bennett, Minister of Housing, re: Metro Planning Department report, "Housing in Metropolitan Toronto -Affordable or Not".
- Exhibit No. 188 - REGIONAL MUNICIPALITY OF OTTAWA-CARLETON: Submission dated October 29, 1980 from Wm. H. Brunette, Regional Clerk, 222 Queen Street, Ottawa. K1P 5Z3.

- Exhibit No. 189                    -   LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Background information dated November 1980:  
Funding of Local Tenant Associations by OHC.  
Prepared by Jerry Richmond, Research Officer.
- Exhibit No. 190                    -   LEGISLATIVE LIBRARY RESEARCH SERVICE:  
Background information dated November 1980: OHC  
treatment of income of secondary wage earners and  
co-ordination of OHC rents with COMSOC welfare  
benefits. Prepared by Jerry Richmond, Research  
Officer.
- Exhibit No. 191                    -   THE INTER-CLINIC SEMINAR ON ONTARIO  
HOUSING CORPORATION: Submission dated  
November 20, 1980. (Oral presentation to  
Committee September 22, 1980.)
- Exhibit No. 192                    -   FEDERATION OF METRO TENANTS'  
ASSOCIATIONS: Letter dated December 8, 1980  
from Kenneth J. Hale, Chairperson, 165 Spadina  
Ave., Suite 26, Toronto. M5T 2C4.

## APPENDIX D

### EXCERPTS FROM INTERNAL CANADA MORTGAGE AND HOUSING CORPORATION STUDY COMPARING SUBSIDY COSTS OF PUBLIC AND RENT SUPPLEMENT HOUSING

In the case studies illustrated in the Table A.6 below, the subsidy payable over ten years is compared for public housing and private rent supplement for a hypothetical tenant family. The family illustrated is four persons, one spouse earning the minimum wage, two children, living in a two bedroom unit. This family would have had an annual income of \$4,660 in 1974, but family allowance is not considered income.

The comparisons indicate that relative subsidy costs over time between public housing and private rent supplement depend on the growth rates of tenant incomes and rents (on total operating costs). Public housing and rent supplement tenants tend to have gross family incomes at the lowest quintile, which has risen more slowly than higher quintiles. These tenants would likely fall into the situation hypothesised in Case Number Two, that is where incomes rise more slowly than costs (rent on total operating expenses). The situation is analogous to the home-ownership or renting question: over seven years in the case illustrated (Case Number Two), the benefits of owning the public housing unit begin to make the latter cheaper in subsidy terms than renting from a private landlord.



TABLE A.6

COMPARISON OF SUBSIDY COSTS OVER TEN YEARS, PUBLIC HOUSING AND  
PRIVATE RENT SUPPLEMENT, HYPOTHETICAL FAMILY OF FOUR IN NEW TWO-BEDROOM UNIT

CASE NO. 1: INCOME INCREASE GREATER THAN RENT INCREASE  
INCOME GROWTH = 10%, RENT GROWTH = 5%

Year <sup>8</sup>	Income <sup>1</sup> \$	Annual Rent Payable <sup>2</sup> \$	Public Housing <sup>3</sup>				Rent Supplement <sup>7</sup>	
			Amortization \$	Amortization Subsidy <sup>4</sup> \$	Total Operating Costs <sup>5</sup> \$	Subsidy <sup>6</sup> \$	Annual Rent \$	Subsidy \$
1	4160	840	1546	375	3225	2760	2760	1920
2	4576	1068	"	"	3309	2616	2898	1830
3	5034	1212	"	"	3397	2560	3043	1831
4	5537	1332	"	"	3490	2533	3195	1863
5	6091	1475	"	"	3587	2487	3355	1880
6	6700	1627	"	"	3689	2437	3523	1896
7	7370	1795	"	"	3796	2376	3699	1904
8	8107	1979	"	"	3908	2304	3884	1905
9	8917	2181	"	"	4026	2220	4078	1897
10	9809	2404	"	"	4150	2121	4282	1878

CASE NO. 2: INCOME INCREASE LESS THAN RENT INCREASE  
INCOME GROWTH = 5%, RENT GROWTH=10%

1	4160	840	1546	375	3225	2760	2760	1920
2	4368	1008	"	"	3393	2760	3036	2028
3	4586	1080	"	"	3578	2873	3340	2260
4	4816	1152	"	"	3781	3004	3674	2522
5	5057	1212	"	"	4005	3168	4041	2829
6	5309	1272	"	"	4251	3354	4445	3173
7	5575	1344	"	"	4522	3553	4890	3546
8	5854	1416	"	"	4820	3779	5379	3963
9	6146	1488	"	"	5147	4034	5917	4429
10	6454	1566	"	"	5507	4316	6509	4943

CASE NO. 3: INCOME INCREASE = RENT INCREASE  
INCOME GROWTH = 5%, RENT GROWTH = 5%

1	4160	840	1546	375	3225	2760	2760	1920
2	4368	1008	"	"	3309	2676	2898	1890
3	4586	1080	"	"	3397	2692	3043	1963
4	4816	1152	"	"	3490	2713	3195	2043
5	5057	1212	"	"	3587	2750	3355	2143
6	5309	1272	"	"	3689	2792	3523	2251
7	5575	1344	"	"	3796	2827	3699	2355
8	5854	1416	"	"	3908	2867	3884	2468
9	6146	1488	"	"	4026	2913	4078	2590
10	6454	1566	"	"	4150	2959	4282	2716

Sources: Public Housing Review Phase One Data Base, CMHC Computer file, weighted averages for Toronto CMA.  
Rent Supplement Agreements on file, CMHC National Office.  
Case Studies from P.W. Brown, Policy Development Division, CMHC.

<sup>1</sup>Income - 1 working spouse on minimum wage, 1974-\$2 per hour, excluding family allowance.

<sup>2</sup>Annual Rent Payable - federal rent-to-income scale, less \$2 per month per child.

<sup>3</sup>Public Housing - 2-bedroom unit in Toronto Census Metropolitan Area.

<sup>4</sup>Amortization subsidy - Capital Cost amortized over 50 years at 9 3/4% - Capital Cost amortized over 5 years at 7 3/4% (1974 interest rate).

<sup>5</sup>Total Operating Costs - includes amortization, but not amortization subsidy.

<sup>6</sup>Subsidy - Total Operating Costs - Amortization Subsidy - Annual Rent Payable.

<sup>7</sup>Rent Supplement rents based on average 2-bedroom rents of units under agreement, Toronto CMA, 1974.

<sup>8</sup>Year One in 1972.



APPENDIX E

OHC FORM LETTER  
REGARDING TRANSFERS

EXHIBIT

Ch.	Sec.	Sub. Sec.	Sub.
07	05	02	00
Date Issued Sept. 15/78			

April, 197

Dear

Your request for transfer to a bedroom unit  
was approved.

We must advise, however, that owing to the great  
shortage of all types of accommodation in the  
Corporation's properties, it may be some time  
before we are in a position to assist you.

When a unit does become available, you will be  
contacted by your Housing Manager, who will  
arrange for you to view the offered unit.

As all transfers are reviewed prior to offering,  
it is essential that your Housing Manager be  
advised of any changes in the family composition,  
in order to confirm that the original reasons  
for transfer are still valid and that there are  
no rental arrears.

Any queries you may have regarding your transfer  
should be directed to your Housing Manager,

, telephone number

Yours very truly,



## APPENDIX F

From: Housing Authorities' Circular Letter No. 80 - 2 /  
Direct Managers' Circular Letter No. 80 - 2 on the  
subject of "Introduction of a Rent-Geared-to-Income  
Scale for Recipients of Social Assistance," dated  
January 7, 1980

## APPENDIX "C"

## AUTHORIZATION AND INFORMATION FORM (Completed by O.H.C.)

## SOCIAL ASSISTANCE RECIPIENTS

## PART 1: AUTHORIZATION

I, \_\_\_\_\_ authorize the following agencies:

- ☐ Ministry of Housing  
☐ Ontario Housing Corporation/non-profit corporation  
☐ Ministry of Community and Social Services  
☐ \_\_\_\_\_ (Local Municipality if  
in receipt of G.W.A.)

to divulge to each other whatever information they deem appropriate respecting the determination of my rent under Ontario Rent Assisted Housing, or my allowance under the Family Benefits Act or my assistance under the General Welfare Assistance Act.

Dated \_\_\_\_\_ Signed \_\_\_\_\_

Witness \_\_\_\_\_

## PART 2: FAMILY COMPOSITION

<p>A. Name of Recipient _____          Address of Recipient _____          _____          _____          O.H.C. File # _____          F.B.A./G.W.A. File # _____</p>	<p>B. Additional Beneficiaries _____          (Names) _____          _____          _____          _____          _____          Total Beneficiaries (A + B) _____</p>	<p>C. Non-Beneficiaries, (Other Family Members if living with recipient) _____          _____          _____          _____          _____          _____          _____</p>
--	--	--

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

(Verification through Social Assistance drug care or contact with local Social Assistance Agency)

## PART 3: RENTAL CHARGES

<p>Name of Recipient _____          Address of Recipient _____          _____          _____          O.H.C. File # _____          F.B.A./G.W.A. File # _____</p>	<p>Number of Beneficiaries _____          Number of Non-Beneficiaries _____          Scale used to determine rent (i.e. PS, M-3, P5) _____          Rent for Beneficiaries _____          Rent for Non-Beneficiaries _____          Miscellaneous Rent (i.e. Cable TV) _____          TOTAL RENT _____</p>
---	--

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

(One copy of this form retained by O.H.C.; one copy sent to local MCSS office or Local Municipal Welfare Office).





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